

£650,000  
Freehold



**HUNTER  
LEAHY**  
YOUR PROPERTY EXPERTS

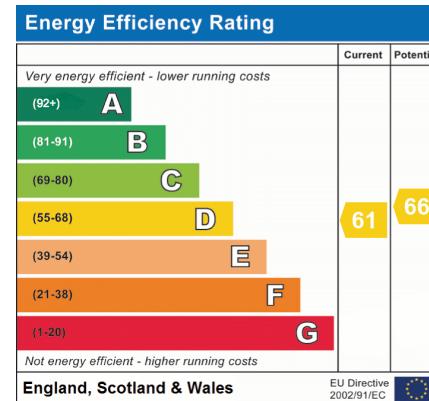


## Features

- Favoured Elms Cul De Sac Location
- Well Balanced 'Richmond' Design
- Immaculately Presented Throughout
- Entrance Hall & Cloakroom
- Sitting Room, Dining Room & Conservatory
- Kitchen With Integrated Appliances & Utility Room
- Principal Bedroom & En Suite Shower Room
- 3 Further Bedrooms & Family Bathroom
- Well Tended Gardens
- Driveway & Detached Double Garage With Electric Door

## Summary of Property

This popular 'Richmond' design family home, built by Bryant Homes, enjoys a delightful, elevated position at the head of this popular Cul de Sac near the entrance to the highly regarded Elms development. The well balanced home is well placed for access to the town centre, public transport links and nearby parkland and open countryside. Immaculately presented throughout, the well maintained accommodation briefly comprises; Entrance Hall, Cloakroom, Dining Room, Sitting Room and Conservatory, Kitchen and Utility Room, Principal Bedroom and En Suite Shower, three further Bedrooms and Family Bathroom. Outside, there are well tended Gardens, detached Double Garage and Driveway.



# Room Descriptions

## Entrance Hall

Entered via composite double glazed door. Stairs rising to first floor accommodation. Karndean flooring and radiator. Door to Cloakroom, multi paned double doors to Dining Room and doors to Sitting room and Kitchen.

## Cloakroom

Fitted with a white suite comprising; pedestal wash basin and low level W.C.. Radiator, Karndean flooring and UPVC double glazed window to front.

## Dining Room

11' 4" x 8' 1" (3.45m x 2.46m)

Radiator. Two UPVC double glazed windows to front.

## Sitting Room

19' 0" x 11' 1" (5.79m x 3.38m)

Feature fireplace with inset coal effect fire. Two radiators. UPVC double glazed window to front. French doors and glazed panels to Conservatory.

## Conservatory

12' 8" x 12' 4" (3.86m x 3.76m)

Of dwarf wall and UPVC construction under a glass roof. Tiled floor and French doors opening on to the Garden.

## Kitchen

11' 1" x 9' 6" (3.38m x 2.90m)

Fitted with a range of wall and base units with square edge worksurfaces and upstands over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built in eye level main oven and multi function top oven/microwave, gas hob and extractor. Integrated fridge/freezer and dishwasher. Radiator and Karndean flooring. UPVC double glazed window to rear. Door to Utility Room.

## Utility Room

6' 3" x 6' 1" (1.91m x 1.85m)

Fitted with a range of wall, base and larder units with square edge worksurfaces and upstands over. Inset stainless steel sink and drainer with mixer tap. Space for washing machine. Radiator and Karndean flooring. UPVC double glazed door to rear Garden.

## Galleried Landing

Galleried landing with UPVC double glazed window to front. Loft access and airing cupboard housing immersion tank. Doors to all Bedrooms and family Bathroom.

## Principal Bedroom

10' 8" x 10' 1" to wardrobe fronts (3.25m to wardrobe fronts x 3.07m)

A pair of built in double wardrobes. Radiator. UPVC double glazed window to rear. Door to En Suite Shower Room.

## En Suite Shower Room

Fitted with a white suite comprising; tiled shower cubicle with thermostatically controlled shower, pedestal wash basin and concealed cistern low level W.C.. Shaver point, heated towel rail and extractor. UPVC double glazed window to rear.

## Bedroom 2

11' 6" x 8' 8" (3.51m x 2.64m)

Built in double wardrobe. Radiator. UPVC double glazed window to rear.

## Bedroom 3

11' 7" x 7' 4" (3.53m x 2.24m)

Built in double wardrobe. Radiator. UPVC double glazed window to front.

## Bedroom 4

8' 7" x 6' 9" (2.62m x 2.06m)

Built in double wardrobe. Radiator. UPVC double glazed window to front.

## Family Bathroom

Tiled and fitted with a white suite comprising; Panelled bath with mixer tap and shower attachment plus a range of vanity units with inset basin and concealed cistern low level W.C.. Shaver point, heated towel rail and extractor. UPVC double glazed window to rear.

## Front Garden

The frontage is attractively hard landscaped for ease of maintenance and comprises pathways, ornamental gravel and well stock shrub beds. Tarmac driveway to side.

## Detached Double Garage

Electric door to front and UPVC double glazed pedestrian door to side. Power connected.

## Rear Garden

Fully enclosed by brick wall and timber panel fencing with gated access to side. Predominantly laid to patio and a lawn edged with well stocked borders, a second patio and pergola and ornamental pond. Timber shed, outside tap, outside sockets, lighting and security lighting.

## Tenure & Council Tax Band

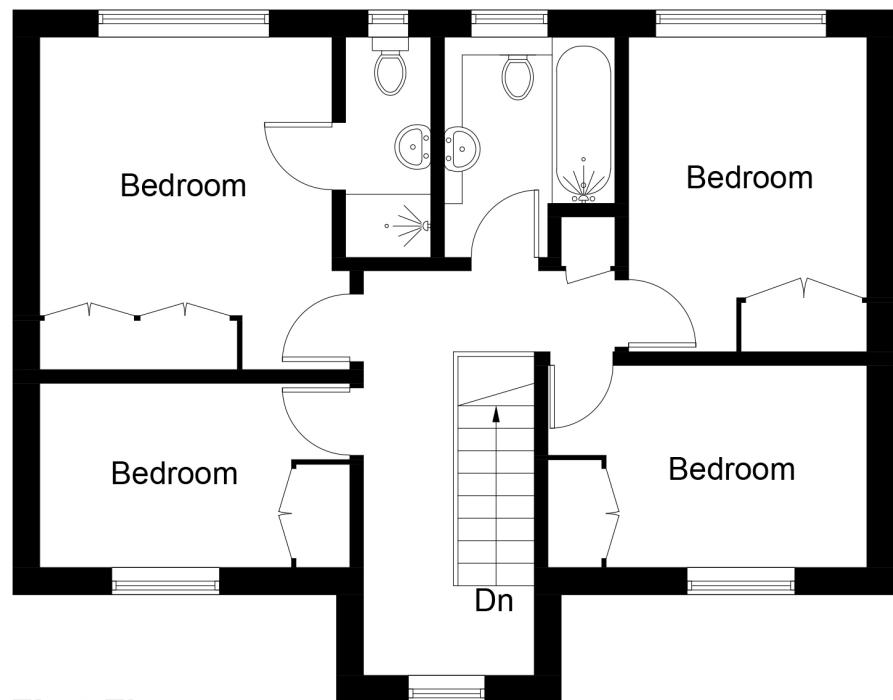
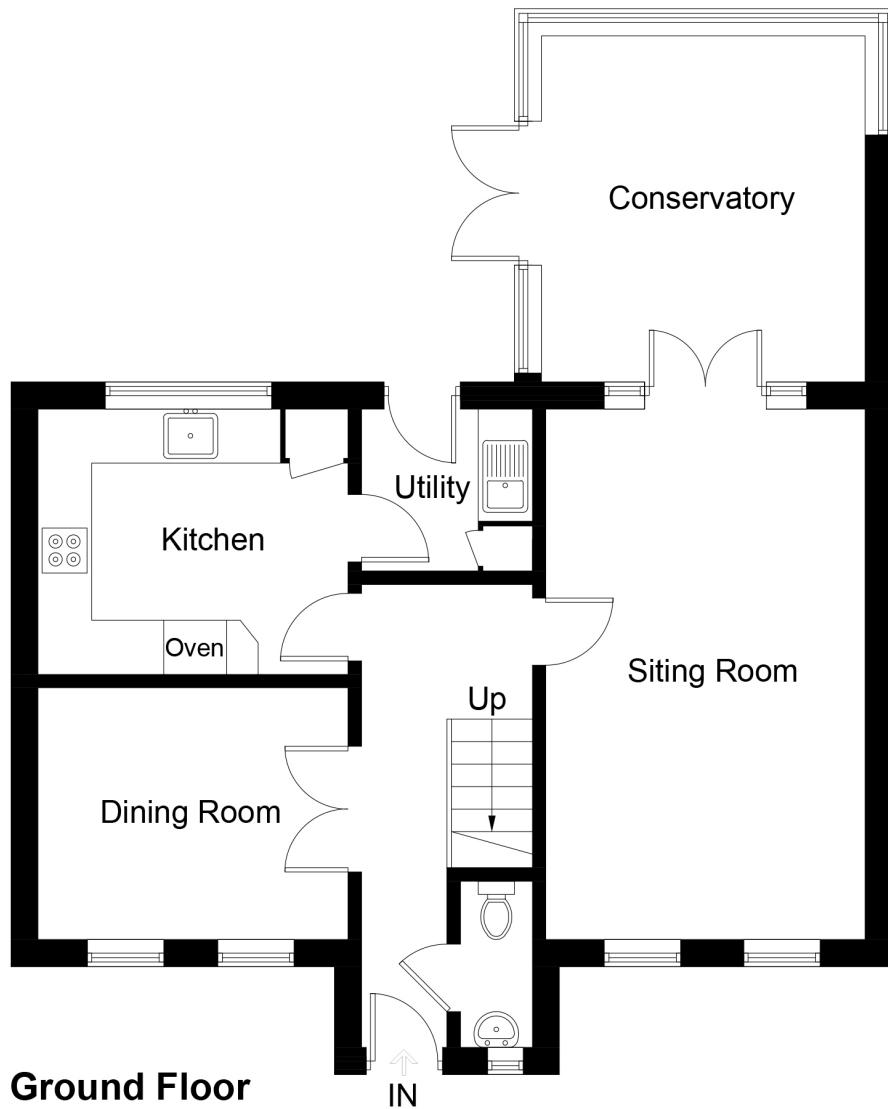
Tenure: Freehold

Council tax Band: E



# 15 Sawyers Close

Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft



## First Floor

For illustrative purposes only. Not to scale. ID1269977  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision