

£685,000
Freehold



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Features

- Immaculate Detached Family Home
- Quiet Sought After Trendlewood Cul de Sac
- Reception Hall & Cloakroom
- Sitting Room, Dining Room & Study
- Fabulous Kitchen/Dining/Family Room with Bi Folding Doors to Rear Garden & Utility Room
- 4 Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Landscaped Gardens
- Driveway & Garage

Summary of Property

Nestled in a quiet cul-de-sac within a highly desirable area, this beautifully presented 4-bedroom detached family home offers spacious and versatile living. Ideally located close to excellent local schools, parkland, and a mainline train station, the property features an inviting Reception Hall, Cloakroom, Sitting Room, and Dining Room. There's also a separate Study, ideal for working from home. The heart of the home is the fabulous open-plan Kitchen/Dining/Family room, boasting a high-quality finishes, integrated appliances and plenty of space for entertaining plus a separate Utility Room. Upstairs, there are four double Bedrooms, including the principle Bedroom with an En-Suite Shower Room and well-appointed Family Bathroom. Outside, the property boasts a landscaped rear Garden, front Garden, driveway and Garage. This home is immaculately presented throughout and ready for its next family to enjoy. Early viewing is highly recommended to fully appreciate all it has to offer!

Room Descriptions

Reception Hall
Entered via UPVC double glazed door with glazed panel to side. Stairs to first floor accommodation. Radiator and engineered Oak flooring. Doors to Cloakroom, Sitting Room, Kitchen/Dining/Family Room, Utility Room opening to Dining Room.

Cloakroom
Fitted with a white suite comprising; vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail, tiled floor and UPVC double glazed window to front.

Sitting Room
20' 5" x 11' 4" (6.22m x 3.45m)
Feature tiled media wall with contemporary inset electric fire. Two radiators and engineered Oak flooring. UPCV double glazed window to front and UPVC double glazed French doors to the rear.

Dining Room
Radiator and engineered Oak flooring. UPVC double glazed window to front. Double doors to Study/Playroom.

Study/Playroom
11' 1" x 8' 4" (3.38m x 2.54m)
Built in window seat. Radiator and UPVC double glazed window to front. Door to Garage.

Utility Room
7' 2" x 5' 8" (2.18m x 1.73m)
Fitted with housing for washing machine and tumble dryer. Spaces for further appliance. Tiled floor. UPVC double glazed door to rear.

Fabulous Kitchen/Dining/Family Room
25' 9" x 12' 7" (7.85m x 3.84m)
This superb stylish space is certainly the hear of the home. Fitted with an extensive range of wall and base units with Granite work surfaces and upstands over. Underhung one and a half bowl stainless steel sink and mixer tap. Two built in electric ovens with five ring gas hob and extractor over. Integrated larder fridge and freezer plus dishwasher. Feature fireplace wall with contemporary electric fire inset and flanked by two full height fixed double glazed windows. Radiator and porcelain tiled floor. Glorious lantern roof light. UPVC double glazed window and bi folding doors to the rear.

Landing
Access to loft space with lighting. Airing cupboard housing 'Vaillant' combi doors. Doors to all Bedrooms and Family Bathroom.

Principle Suite
13' 8" x 11' 7" (4.17m x 3.53m)
Range of fitted wardrobes. Radiator and UPVC double glazed window to front. Door to En Suite Shower Room.

En Suite Shower Room
8' 4" x 5' 9" (2.54m x 1.75m) Tiled and fitted with a white suite comprising; large walk in shower with thermostatically controlled shower, vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail, tiled floor and extractor. UPVC double glazed window to front.

Bedroom 2
11' 6" x 9' 0" max (3.51m x 2.74m max)
Fitted wardrobes. Radiator and laminate flooring. UPVC double glazed window to front

Bedroom 3
12' 3" x 8' 5" (3.73m x 2.57m)
Radiator. UPVC double glazed window to rear.

Bedroom 4
Radiator. UPVC double glazed window to rear.

Family Bathroom
5' 7" x 5' 0" (1.70m x 1.52m)
Fully tiled and fitted with a white suite comprising; P shaped bath with mixer tap, shower attachment and glazed screen plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, tiled floor and extractor. UPVC double glazed window to front.

Front Garden
Laid to lawn and enclosed by natural hedging with ornamental gravel paths. Tarmac driveway leading to Garage.

Garage
Up and over door to front. Pedestrian door to rear. Power connected.

Rear Garden
This charming landscaped garden is fully enclosed by timber panel fencing with gated access to the front. The garden features several areas; a glorious Porcelain patio with built in seating area, water feature, circular patio with timber pergola, level, edged lawn, ornamental gravel pathways, a pond with water feature and a further patio area. Also, greenhouse, timber shed and outside tap.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: E



