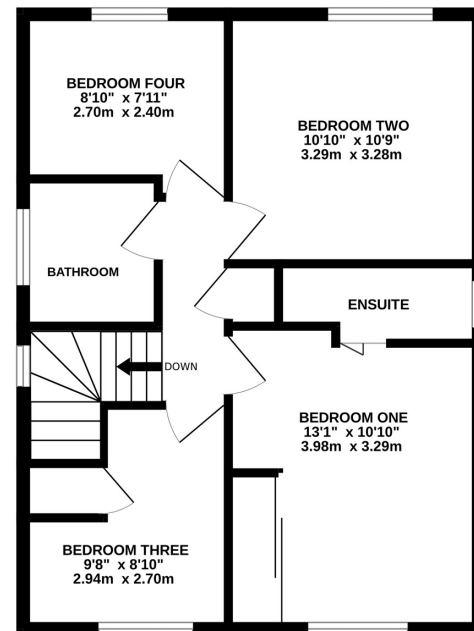


1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.
BillinghamMartin
INDEPENDENT ESTATE AGENTS
Working to get you moved



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.
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PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



5 Belvedere Court

Blackwater, Camberley, Hampshire GU17 9JF

£585,000 Freehold

A superbly presented four bedroom detached family home enjoying a cul-de-sac position on the sought after Hawley Hill development offering easy access to local schools, shops, Blackwater Train Station, major road links and Hawley Woods. Accommodation comprises entrance hall, cloakroom, living room, dining room, kitchen/breakfast room, utility room, four bedrooms, refitted bathroom, refitted ensuite. Features to note include 22ft garage and block paved driveway parking, westerly facing private rear garden. Energy Efficiency Rating 'D'

GROUND FLOOR

COVERED ENTRANCE,

Courtesy lighting, cupboards housing gas and electric meters.

ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed panels, doors to cloakroom, living room, kitchen/breakfast room. Stairs to first floor with storage cupboard below, radiator, laminate floor, smooth finish ceiling with coving.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted corner wash hand basin with mixer tap, half tiled walls, chrome heated towel rail, textured ceiling.

LIVING ROOM

18' 0" x 12' 5" (5.49m x 3.78m) Front aspect upvc double glazed bay window, feature fireplace with wooden surround and electric insert, two radiators, Virgin connection point, wall light points, archway to dining room, wall mounted thermostat heating control, telephone point, textured ceiling with coving.

DINING ROOM

10' 8" x 9' 8" (3.25m x 2.95m) Rear aspect upvc double glazed twin opening doors with adjacent matching side panels giving access to timber decked terrace, radiator, door to kitchen/breakfast room, archway to living room, textured ceiling with coving.

KITCHEN/BREAKFAST ROOM

13' 5" x 10' 0" (4.09m x 3.05m) Rear aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Built in four ring gas hob and electric double oven below extractor hood, plumbing and space for dishwasher, space suitable for upright fridge/freezer, breakfast bar, wall mounted concealed central heating boiler, door to utility room, part tiled walls, radiator, tiled floor, textured ceiling.

UTILITY ROOM

8' 3" x 7' 10" (2.51m x 2.39m) Rear aspect upvc double glazed window and upvc half double glazed door giving access to rear garden. Matching range of eye and base level units incorporating worktop with inset single bowl single drainer sink unit with mixer tap. Plumbing and space for washing machine, spaces for tumble dryer and freezer, part tiled walls, door to garage, laminate floor, textured ceiling.

FIRST FLOOR

LANDING

Side aspect upvc opaque double glazed window, doors to all four bedrooms and refitted bathroom, cupboard housing hot water cylinder with slatted shelving above, access to part boarded loft space via hatch, smooth finish ceiling.

BEDROOM ONE

13' 1" x 10' 10" (3.99m x 3.30m) Front aspect upvc double glazed window, radiator, fitted wardrobe with hanging rails and shelving, folding door to ensuite, textured ceiling.

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, pedestal mounted wash hand basin with mixer tap and tiled shower cubicle, large wall mounted mirror, heated chrome towel rail, tiled floor, smooth finish ceiling with extractor.

BEDROOM TWO

10' 10" x 10' 9" (3.30m x 3.28m) Rear aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM THREE

9' 8" x 8' 10" (2.95m x 2.69m) Front aspect upvc double glazed window, radiator, bulkhead storage cupboard with hanging rails and shelving, textured ceiling.

BEDROOM FOUR

8' 10" x 8' 0" (2.69m x 2.44m) Rear aspect upvc double glazed window, radiator, textured ceiling.

BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower over, part tiled walls, heated chrome towel rail, electric shaver point, wall mounted mirror, tiled floor, smooth finish ceiling with extractor.

GARAGE

22' 0" x 8' 3" (6.71m x 2.51m) Front aspect up and over door, power and light, wall mounted consumer unit, eave storage space, door to utility room.

PRIVATE REAR GARDEN

Timber decked terrace with space suitable for outdoor table and chairs leading to a paved terrace and the remainder of gardens which are laid to lawn, well stocked flower and shrub borders retained by railway sleepers, timber built shed, outside water tap, power points and light, fully enclosed via wood panel fencing with pedestrian gates to both sides giving access to driveway and front garden.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

