

£505,000  
Freehold



**HUNTER  
LEAHY**  
YOUR PROPERTY EXPERTS



## Features

- Nearly New Home On This Popular Development
- Remainder Of NHBC Guarantee
- Prime Position Close To Open Countryside
- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining/Family Room With Integrated Appliances
- 4 Good Sized Bedrooms
- En Suite Shower Room & Family Bathroom
- Private, Enclosed, South West Aspect Rear Garden
- Driveway & Garage With Electric Door

## Summary of Property

This superbly presented, nearly new home, occupies a delightful spot near the entrance to the development and benefits the remainder of the NHBC guarantee. The current vendors are downing to a new property out of area, making this an ideal purchase for those looking for an easy move. Immaculately presented and offering well balanced accommodation, the property is ideally placed for local schools, shops, public transport links, sporting facilities and open countryside walks. Arranged over two floors the accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Kitchen/Dining/Family Room and Utility Room, four Good sized Bedrooms, En Suite Shower Room and family Bathroom. Outside there is driveway parking for two vehicles, a Garage with electric door and power connected and a South West facing, enclosed rear Garden.

## Room Descriptions

### Entrance Hall

Entered by a composite glazed door with UPVC double glazed window to side. Stairs rise to first floor accommodation. Quality vinyl tiled flooring and radiator. Doors to Cloakroom, storage cupboard, Sitting Room and kitchen/Dining/Family Room.

### Cloakroom

Partially tiled and fitted with a white suite comprising; pedestal hand wash basin with tiled splashbacks and low level W.C. Radiator and extractor fan. Quality vinyl tiled flooring

### Sitting Room

15' 4" x 11' 1" (4.67m x 3.38m)

UPVC double glazed window to front and radiator.

### Kitchen/Family Room

Fitted with a range of wall and base units with square edge work surfaces and matching upstands over. Built in electric double oven and gas hob with extractor over. Inset one and a half bowl sink and drainer with mixer tap. Integrated fridge/freezer and dishwasher. Pelmet lighting and radiator. UPVC double glazed window and French doors to rear. Quality vinyl tiled flooring. Door to Utility Room.

### Utility Room

Fitted with base units with square edge work surface and upstands over. Space for washing machine and tumble dryer. Quality vinyl tile flooring. UPVC double glazed window to side and radiator.

### First Floor Landing

UPVC double glazed window to side. Loft access and airing cupboard, Doors to all Bedrooms and Family Bathroom.

### Principal Suite

10' 9" x 10' 0" (3.28m x 3.05m)

A range of fitted wardrobes. UPVC double glazed window to front and radiator. Door to En-Suite Shower Room.

### En-Suite Shower Room

Tiled and fitted with a white suite comprising; large shower enclosure with thermostatic shower, pedestal hand wash basin

with mixer tap and low level W.C. Extractor fan and vinyl floor. UPVC double glazed frosted window to side and radiator.

### Bedroom Two

11' 7" x 10' 0" (3.53m x 3.05m)

UPVC double glazed window to rear and radiator.

### Bedroom Three

10' 3" x 9' 0" (3.12m x 2.74m)

UPVC double glazed window to front and radiator.

### Bedroom Four

9' 0" x 8' 3" (2.74m x 2.51m)

UPVC double glazed window to rear and radiator.

### Family Bathroom

5' 6" x 6' 4" (1.68m x 1.93m)

Tiled and fitted with a white suite comprising; panel bath with mixer taps and thermostatic shower over, pedestal hand wash basin and low level W.C. Vinyl floor and extractor fan. UPVC double glazed frosted window to side and radiator.

### Rear Garden

Fully enclosed by timber panel fencing with gated side access to front. Laid to patio and lawn with ornamental gravel pathway. Decking area and outside tap.

### Front Garden

Tarmac driveway provides parking for 2 cars.

### Garage

Electric roller door to front. Lighting and power connected.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: E



## Floorplan

