



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



This superb 'Heydon' design executive home was built in 1996 as the show home for, what would become, one most of the desirable locations in the vicinity. The current owners moved to the property in 2001 when the site was complete and having thoroughly enjoyed the house and its prime location in the ensuing years, they are now looking to downsize. This immaculate detached residence occupies a fabulous position at the head of a private Cul de Sac of just two executive homes near the entrance to the Elms development, and is perfectly placed for access to the town centre, local schools and commuter routes. This particular plot was chosen as the site for the show home for good reason, as it offers a large, private, traffic free frontage offering peace of mind for families. Updated and well maintained throughout, No1 is a lovely example of this popular design and has accommodation arranged over two floors which briefly comprises; Reception Hall, Cloakroom, Study, Sitting Room, Conservatory, Fabulous Kitchen/Dining Room and Utility Room, Principal Suite with En Suite Bathroom, Guest Suite with En Suite Shower Room, two further Bedrooms and a Family Bathroom. Outside there is an extensive frontage and driveway allowing parking for several vehicles with a double Garage and EV charging point, whilst the rear gardens are well tended and enjoy a deal of privacy.

ROOM DESCRIPTIONS

Reception Hall
Entered via UPVC composite door with UPVC double glazed windows to each side. Stairs rise to first floor accommodation with useful storage cupboard below. Karndean flooring and radiator. Doors to Sitting Room, Cloakroom, Study & Kitchen/Dining Room.

Cloakroom
Fitted with a white suite comprising; wall mounted basin with mixer taps and low level W.C. Karndean flooring and UPVC double glazed frosted window to side.

Sitting Room
22' 0" x 12' 9" (6.71m x 3.89m)
Feature 'Victoriana' fireplace with inset coal effect gas fire. Two Radiators and UPVC double glazed walk in bay window to front. . Doors to Conservatory and Kitchen/Dining Room.

Conservatory
14' 10" x 13' 2" (4.52m x 4.01m)
Of dwarf wall and UPVC double glazed construction. Radiator and ceramic floor tiles. French doors to rear.

Open Plan Kitchen/Dining Room

Kitchen Area
Fitted with a contemporary range of wall and base units with Quartz work surfaces and upstands over. Inset one and a half bowl ceramic sink with mixer tap. Built in Neff appliances to include; double oven with microwave feature, induction hob with built in extractor, Integrated fridge/freezer and dishwasher. Upright radiator and Karndean flooring . Two UPVC double glazed windows to rear and a third to the side. Door to Utility Room.

Dining Area
Feature UPVC double glazed bay window to rear. Radiator and Karndean flooring.

Utility Room
Fitted with a range of wall and base units with quartz work surfaces and upstands over. Inset stainless steel sink with mixer tap over. Wall mounted "Vaillant" boiler. Space for washing machine and tumble dryer. Radiator and Karndean flooring. UPVC double door to side.

Study
9' 1" x 8' 1" (2.77m x 2.46m)
Radiator. UPVC double glazed window to front.

Galleried Landing
Loft access, airing cupboard housing immersion tank, radiator and UPVC double glazed window to front.

Principal Suite
13' 0" x 10' 5" (3.96m x 3.17m)
Built in double wardrobe. Radiator and two UPVC double glazed windows to rear. Door to En Suite Bathroom.

En Suite Bathroom
Fully tiled and fitted with a four piece white suite comprising; panel bath with mixer taps, walk in shower cubicle with thermostatic rainfall shower with handheld attachment and inset vanity unit housing hand wash basin with mixer taps, low level concealed cistern W.C and provides additional counter top space. Heated towel rail and extractor. Karndean flooring and frosted window to rear.

Guest Suite
11' 11" x 9' 9" (3.63m x 2.97m)
Built in double wardrobes. Radiator and UPVC double glazed window to rear. Door to En Suite Shower Room.

En Suite Shower Room
Fully tiled and fitted with a white suite comprising; shower unit with thermostatic rainfall shower and handheld attachment, a range of vanity units with inset wash basin and low level concealed cistern W.C plus additional counter top space. Extractor

fan and heated towel rail. Karndean flooring. UPVC double glazed frosted window to rear.

Bedroom Three
10' 9" x 9' 2" (3.28m x 2.79m) to wardrobe fronts.
Built in double wardrobes. Radiator and two UPVC double glazed window to front.

Bedroom Four
9' 11" x 7' 1" (3.02m x 2.16m)
Built in double wardrobes. Radiator and two UPVC double glazed windows..

Family Bathroom
Tiled and fitted with a white suite comprising; panel bath with mixer taps, thermostatic shower and glazed screen over and a range of vanity units with inset wash basin with mixer taps and low level concealed cistern W.C. Radiator, extractor and Karndean flooring. UVPC double glazed frosted window to side.

Rear Garden
Fully enclosed by timber panel fencing with gated access to the front. The glorious gardens extend to the rear with a paved patio leading to a level lawn edged with mature, well stocked borders and a delightful, raised deck seating area and Summerhouse. Whilst to the side there is a private patioed area and greenhouse. Outside tap and light.

Front Garden
The impressive frontage is enclosed by ornamental railings and comprises area of lawn, floral beds, shrub boarder, extensive Tarmac driveway, gravel and paved pathways.

Garage
Electric up and over door. Light and power connected. Pedestrian door to rear and EV charging point.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: F

