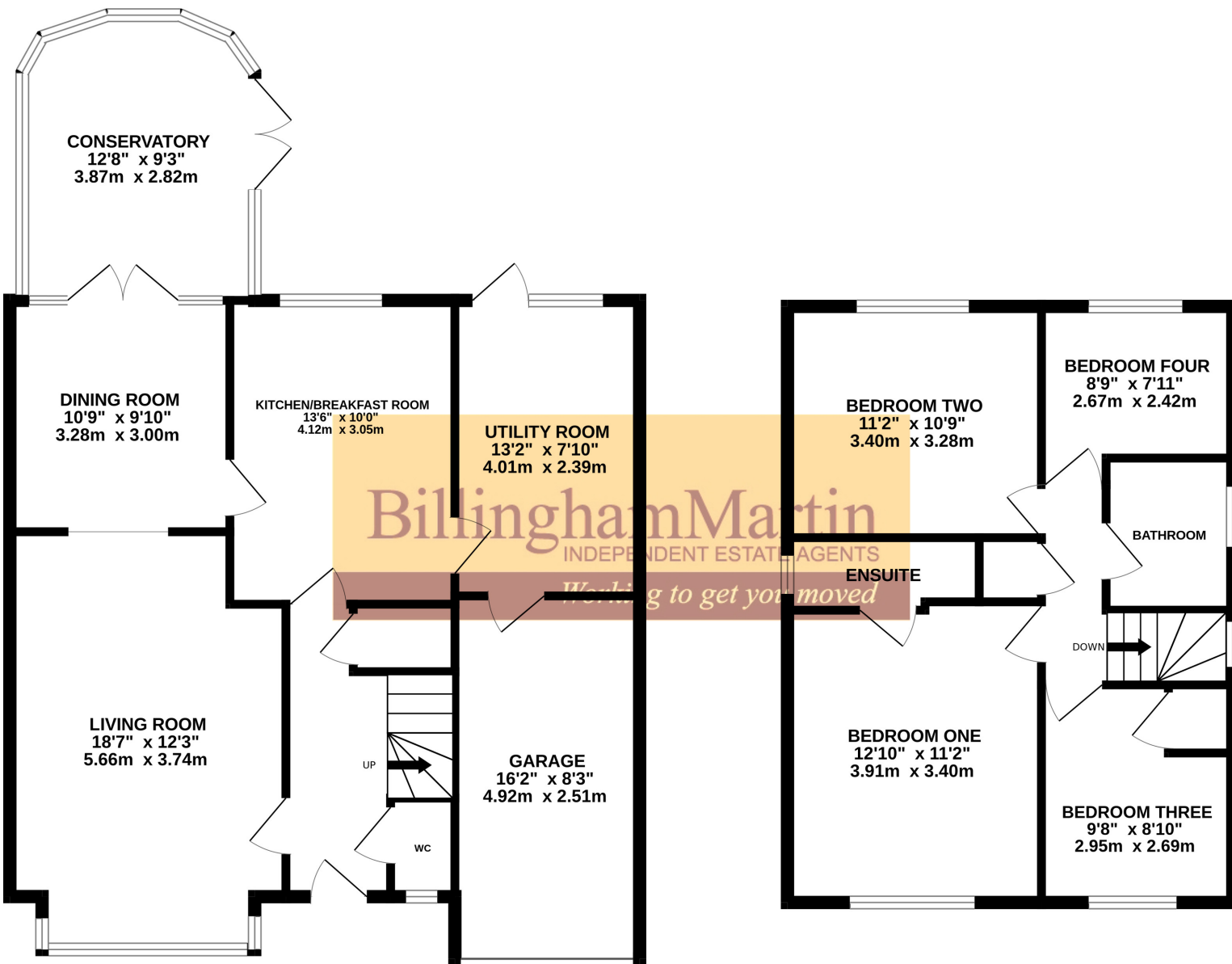


GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.

1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



3 Nutmeg Court

Farnborough, Hampshire GU14 9XP

£575,000 Freehold

A superbly presented Charles Church built four bedroom detached family home situated on the highly sought after Barningley Park development offering easy access to local amenities including schools, Fleet Pond Nature Reserve, Bramshot Farm Country Park and junction 4a of the M3. Accommodation comprises entrance hall, cloakroom, kitchen/breakfast room, utility room, living room, dining room, conservatory, primary bedroom with ensuite, three further bedrooms, bathroom. Features to note include refitted kitchen/breakfast room, cloakroom, bathroom and ensuite, replacement 'Worcester' gas central heating boiler and 'Megaflo' steel hot water cylinder, block paved driveway giving parking for two cars and garage. Energy Efficiency Rating 'C'.

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.

GROUND FLOOR

COVERED ENTRANCE

Courtesy light.

ENTRANCE HALL

Front aspect multi-point locking composite door with opaque double glazed inserts, doors to cloakroom, living room and refitted kitchen/breakfast room, stairway to first floor with storage cupboard below, radiator, 'Karndean' flooring, smooth finish ceiling with coving.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted wash hand basin with mixer tap. 'Karndean' flooring, radiator, textured ceiling.

LIVING ROOM

18' 7" x 12' 3" (5.66m x 3.73m) max into bay. Front aspect upvc double glazed bay window, radiator, Cable point, wall light points, archway to dining room, textured ceiling with coving.

DINING ROOM

10' 9" x 9' 10" (3.28m x 3.00m) Rear aspect glazed twin opening doors with matching side panel leading to conservatory, space suitable for dining table and chairs, door to refitted kitchen/breakfast room, radiator, textured ceiling with coving.

CONSERVATORY

12' 8" x 9' 3" (3.86m x 2.82m) Upvc double glazed windows to sides and rear over low level brick wall with tiled sill, side aspect twin opening upvc double glazed doors to terrace, feature vaulted double glazed roof, fitted blinds, wall mounted electric heater, wall light points, tiled floor.

REFITTED KITCHEN/BREAKFAST ROOM

13' 6" x 10' 0" (4.11m x 3.05m) Rear aspect upvc double glazed window, matching range of eye and base level units incorporating quartz work tops and breakfast bar, inset sink unit and mixer tap. Built in induction hob with glass splashback below extractor hood, built in fan assisted electric oven, integrated microwave oven, integrated dishwasher. Space for upright fridge/freezer, 'pull out' larder, upright designer radiator, 'Karndean' flooring, door to utility room, smooth finish ceiling with inset lighting.

UTILITY ROOM

13' 2" x 7' 10" (4.01m x 2.39m) Rear aspect upvc double glazed window and door giving access to terrace, wall mounted replacement 'Worcester' gas central heating boiler and floor standing 'Megaflo' steel cylinder tank, plumbing for sink, plumbing and space for washing machine, further appliance space, door to garage.

GARAGE

16' 2" x 8' 3" (4.93m x 2.51m) Front aspect electric roller door, power and light, telephone point, eave storage.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to all bedrooms and refitted bathroom, built in linen cupboard with shelving and radiator, hinged hatch giving access to loft space, smooth finish ceiling.

BEDROOM ONE

12' 10" x 11' 2" (3.91m x 3.40m) max. Front aspect upvc double glazed window, radiator, door to refitted ensuite, smooth finish ceiling.

REFITTED ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage drawers below, shower cubicle. Part tiled walls, chrome heated towel rail, tiled floor, smooth finish ceiling.

BEDROOM TWO

11' 2" x 10' 9" (3.40m x 3.28m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM THREE

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

BEDROOM FOUR

8' 9" x 7' 11" (2.67m x 2.41m) max. Rear aspect upvc double glazed window, radiator, textured ceiling.

REFITTED 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 drawers below, panel enclosed bath with mixer tap and shower attachment. Mainly tiled walls, chrome heated towel rail, tiled floor, smooth finish ceiling with inset lighting.

REAR GARDEN

Block paved terrace giving space for outdoor dining/entertaining leading onto mainly laid to lawn garden with well stocked flower and shrub borders, outside tap, fully enclosed via wood panel fencing.

FRONT GARDEN

Well kept lawn with shaped flower beds, block paved driveway parking for two vehicles.

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.

