

£579,950  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



### Features

- No Onward Chain
- Immaculately Presented Extended Detached Family Home
- Entrance Hall & Cloakroom
- Fabulous Kitchen/Dining/Family Room
- Sitting Room & Study/Playroom
- 4 Bedrooms
- En Suite Shower Room & Family Bathroom
- Driveway & Garage
- Landscaped Gardens

### Summary of Property

This superb extended detached family home is presented with a stylish and contemporary theme throughout. Located in a popular Cul de Sac on the Western side town, the property is well placed for nearby schools, local shops, open countryside and public transport links. Offered for sale with no onward chain, the spacious accommodation briefly comprises; Reception Hall, Cloakroom, stunning Kitchen/Dining/Family Room with appliances, Sitting Room and Study/Playroom, four good sized Bedrooms, En Suite Shower room and Family Bathroom. Outside, a block paved driveway leads to the integral garage with the remainder of the frontage laid to lawn, whilst the rear is fully enclosed, private and attractively landscaped.

# Room Descriptions

## Reception Hall

Entered by UPVC double glazed door with matching glazed side panel. Stairs rise to first floor accommodation with useful storage cupboard below. Engineered oak flooring and radiator. Doors to Cloakroom, Kitchen/Dining/Family Room, Sitting Room & Study.

## Sitting Room

13' 11" x 11' 11" (4.24m x 3.63m)

Decorative recess in chimney breast wall. Radiator. UPVC double glazed window and UPVC double glazed doors open onto rear patio.

## Study/Playroom

Radiator & inset spotlights. UPVC double glazed walk in bay window to front.

## Fabulous Kitchen/Living/Family Room

Fitted with an extensive range of wall and base units with granite work surfaces and upstands over. Underhung stainless steel sink with mixer tap. Peninsular breakfast bar. Rangemaster range cooker with granite splashback and extractor over. Integrated fridge/freezer and dishwasher. Engineered oak flooring and radiator. UPVC double glazed window to rear and side. UPVC double glazed French doors opening to rear garden.

## First Floor Landing

Loft access providing storage and housing combi boiler. Airing cupboard Doors to all Bedrooms and Family Bathroom.

## Principal Suite

12' 2" x 10' 0" (3.71m x 3.05m)

Radiator and two UPVC double glazed windows to rear with far reaching views. Door to En-Suite Shower Room.

## En-Suite Shower Room

7' 0" x 10' 7" (2.13m x 3.23m)

Tiled and fitted with a white suite comprising; tiled walk in cubicle with electric shower, wall mounted vanity unit with inset basin and low level W.C.. Radiator, extractor and tiled floor. UPVC double glazed window.

## Bedroom Two

9' 10" to wardrobe fronts x 9' 8" (3.00m to wardrobe fronts x 2.95m)

Built in double wardrobe. Radiator. Two UPVC double glazed windows to rear.

## Bedroom 3

15' 7" x 7' 9" (4.75m x 2.36m)

Radiator. UPVC double glazed window to front. Loft access.

## Bedroom 4

8' 6" x 8' 3" (2.59m x 2.51m)

Built in double wardrobe. radiator. UPVC double glazed window to front.

## Family Bathroom

6' 5" x 6' 10" (1.96m x 2.08m)

Fully tiled and fitted with a white suite comprising; panelled bath with mixer tap and thermostatically controlled shower attachment, wall mounted vanity unit with inset basin and low level W.C. Heated towel rail and tiled floor. UPVC double glazed window to front.

## Front Garden

Block paved driveway and path to side of property. the remainder is laid to lawn with specimen tree.

## Rear Garden

Fully enclosed by timber panel fencing with gated access to front. Affording a good deal of privacy, the landscaped garden is predominantly laid to two attractive Sandstone patios and pathway with Oak sleeper edged lawn. Outside sockets and lights

## Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: D

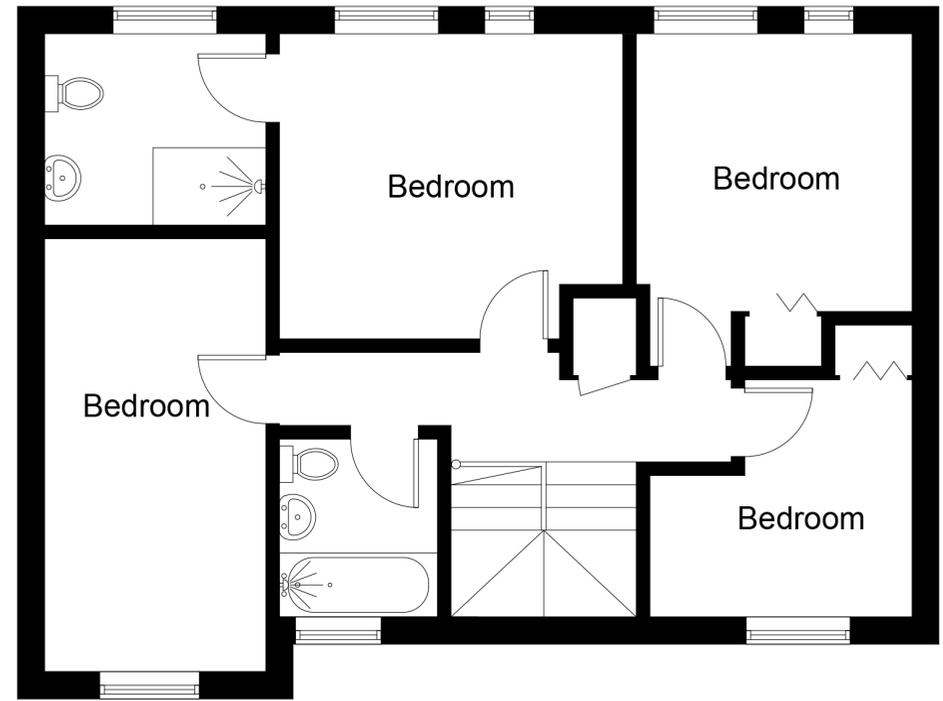


# 5 Earlesfield

Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft  
(Excluding Garage)



**Ground Floor**



**First Floor**

For illustrative purposes only. Not to scale. ID1270777  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision