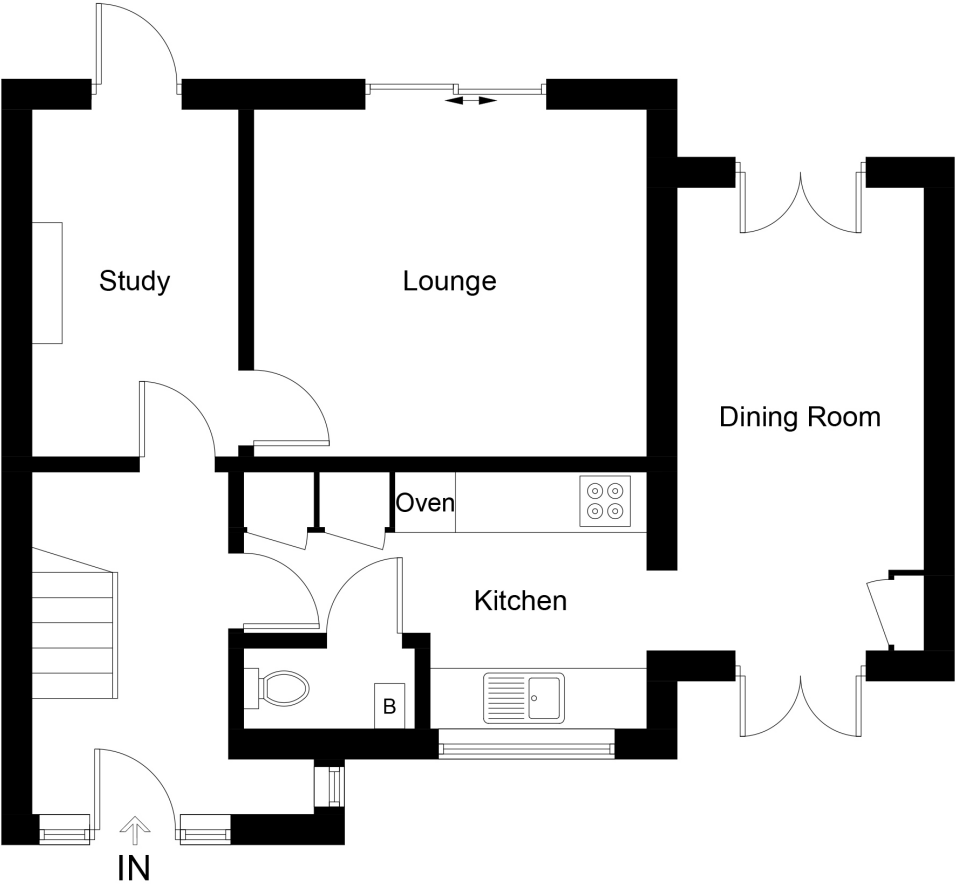


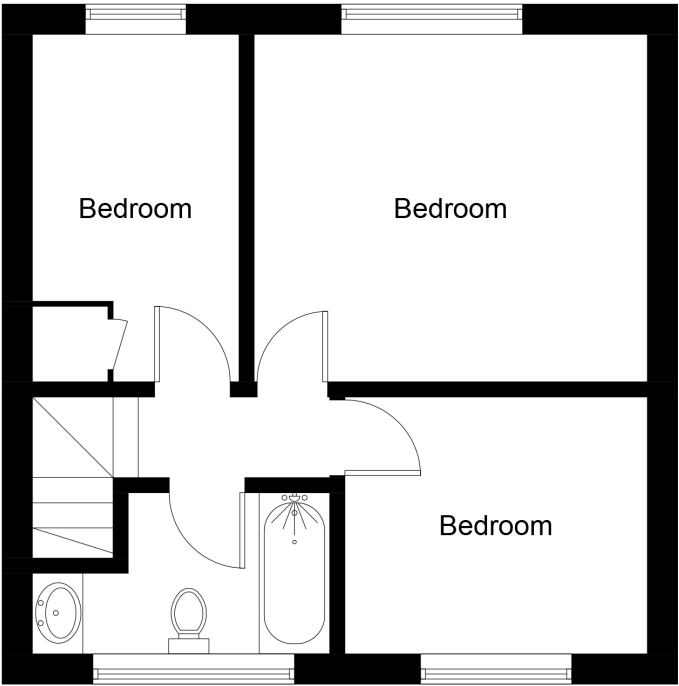


16 Hazelbury Road

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	84
	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1130309
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



This beautifully presented semi-detached home offers generous living space and a prime central location. Occupying a fabulous plot in this pleasant, non estate location, the property is well placed for access to the town centre, schools, parks and public transport links. Fully refurbished in recent times, the property boasts a stunning Reception Hall, a fully equipped Kitchen with integrated appliances, and versatile living areas, including a Sitting Room, Dining Room and Playroom/Study. Upstairs, you'll find three well-proportioned Bedrooms and a stylish Family Bathroom. Outside, there are extensive Gardens to the rear, while the large front driveway offers parking for up to five vehicles. The property features an insulated and signed off rear extension base (6 x 3 meters), ideal for future development. No onward chain.

N.B the recent refurbishment included a complete rewire, new plumbing and replastering alongside the cosmetics - kitchen, bathroom, decor and flooring.



ROOM DESCRIPTIONS

Reception Hall
Entered via composite door with obscured glazed panels above and to either side. Oak and Stainless Steel staircase rises to first floor accommodation. Upright radiator and quality wood effect laminate flooring. Glazed wooden doors to Kitchen and Study/Playroom.

Cloakroom
Fitted with a with a white suite comprising low level W.C. Wall mounted combi boiler. Extractor.

Kitchen
13' 1" x 8' 1" (3.99m x 2.46m)
Fitted with a range of wall and base units with square edge work surfaces over. Inset sink and drainer with flexi mixer tap and tiled splashbacks. Built in eye level electric and microwave ovens, electric hob and extractor. Integral fridge/freezer and spaces for washing machine and dishwasher. Upright radiator, plinth heater and tiled floor. UPVC double glazed window to front. Opening to Dining Room.

Dining Room
15' 0" x 8' 1" (4.57m x 2.46m)
Built in storage cupboard. Upright radiator. Quality wood effect laminate flooring. UPVC double glazed French doors to front and rear aspects.

Sitting Room
Feature cornice lighting and media wall with concealed wiring and shelves. Radiator. Double glazed sliding patio doors to the rear garden.

Study/Playroom
11' 11" x 6' 8" (3.63m x 2.03m)
Built in counter tops. Upright radiator. Wood effect vinyl flooring. Composite glazed door to rear garden.

Landing
Loft access with ladders to a boarded and lit roof space. Doors to all Bedrooms and family Bathroom.

Bedroom 1
12' 10" x 11' 3" (3.91m x 3.43m)
Radiator. UPVC double glazed window to rear.

Bedroom 2
9' 8" x 8' 4" (2.95m x 2.54m)

Radiator. UPVC double glazed window to front.

Bedroom 3
11' 3" max x 6' 8" (3.43m max x 2.03m)
Built in cupboard. Upright radiator. UPVC double glazed window to rear.

Family Bathroom
Fully tiled and fitted with a white suite comprising; panelled bath with shower attachment and shower head over with glazed screen, mounted basin with demisting mirror and concealed cistern low level W.C. Heated towel rail, tiled floor and extractor. UPVC double glazed window to front.

Frontage
Impressive frontage laid to Hoggin and providing driveway parking for multiple vehicles. Bin store and outside tap.

Rear Garden
Fully enclosed by timber panel fencing and predominantly laid to lawn. Timber storage shed and wendy house. To the rear of the garden is an area laid to gravel enclosed by wooden planters.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: C

