



£525,000



Monks Orchard, Wilmington





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this immaculate 4 double bedroom link-detached house on a private road in the sought-after village of Wilmington, with views across and access to Oakfield Park. This property comprises lounge, large kitchen/diner, utility room, study/bedroom 4, downstairs shower room, and upstairs family bathroom. Further benefits include double glazing, gas central heating, detached garage, south-facing rear garden, and off street parking. Viewing highly recommended for this beautiful home that is ready to move into. Total Internal Area approx: 1,735.68 sq ft (161.25 sq m).

## FEATURES

- Link-detached house
- 4 bedrooms
- Living room
- Large open-plan kitchen / dining room
- Upstairs family bathroom
- Downstairs shower room
- Large garage
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Tiled flooring, ceiling coving, dado rail, wood panelling, radiator, double glazed windows, uPVC double glazed door.

#### Living Room

7.50m x 3.64m (24' 7" x 11' 11") Carpeted, ceiling coving, air-conditioning, 2 radiators, double glazed patio doors.

#### Kitchen / Dining Room

7.50m x 3.57m (24' 7" x 11' 9") Laminate flooring, ceiling coving, 2 radiators; range of wood wall and base units with marble-effect worktops and tiled splashback; stainless steel sink and drainer unit; electric hob, extractor hood, oven/grill, integrated fridge/freezer, integrated dishwasher; double glazed windows with venetian blinds; large floor-to-ceiling double glazed windows.

#### Utility Room

Carpeted, double glazed windows, uPVC double glazed door; space and connections for dryer.

#### Shower Room

2.39m x 1.60m (7' 10" x 5' 3") Tiled flooring, tiled walls; shower enclosure with thermostatic shower; wash-hand basin, w/c, double glazed windows.

#### Bedroom / Study

3.64m x 3.37m (11' 11" x 11' 1") Carpeted, ceiling coving, wood panelling, dado rail; radiator with cover; fitted cupboards; cupboard housing boiler; double glazed windows with venetian blinds.

### FIRST FLOOR

#### Landing

Carpeted, ceiling coving; cupboard housing water tank; double glazed windows with venetian blinds; access to loft.

#### Bedroom

4.46m x 3.65m (14' 8" x 12' 0") Carpeted, ceiling coving, radiator, fitted wardrobes; double glazed windows with blinds.

#### Bedroom

3.31m x 2.77m (10' 10" x 9' 1") Carpeted, ceiling coving, radiator with cover; double glazed windows with venetian blinds.

#### Bedroom

3.65m x 2.54m (12' 0" x 8' 4") Carpeted, ceiling coving, radiator, storage cupboard; double glazed windows with blinds.

#### Family Bathroom

2.70m x 1.81m (8' 10" x 5' 11") Laminate flooring, tiled walls; bath with shower-mixer; wash-hand basin, w/c; range of vanity cupboards; heated towel-rail, dual-aspect double glazed windows.

### EXTERNAL

#### Front Garden

Approximately 85ft; patio, lawn, outdoor tap, outdoor light.

#### Rear Garden

Approximately 40ft; decking, lawn, flowerbeds; off street parking.

#### Garage

5.38m x 2.74m (17' 8" x 9' 0") Up-and-over door; electrical power and lighting.

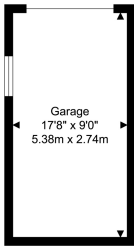
#### Storage (over Garage)

6.22m x 2.70m (20' 5" x 8' 10") Electrical power and lighting.

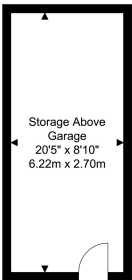
#### Information:

- Council Tax: Band F

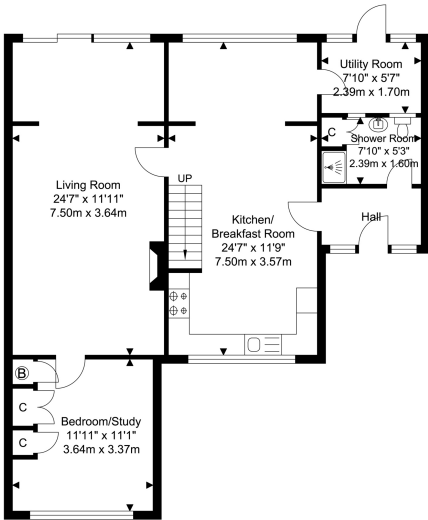
FLOORPLAN



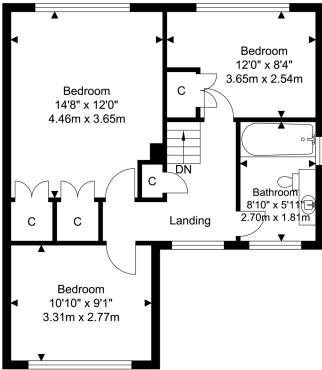
Garage  
Approximate Floor Area  
158.66 SQ.FT.  
(14.74 SQ.M.)



Storage  
Approximate Floor Area  
180.72 SQ.FT.  
(16.79 SQ.M.)



Ground Floor  
Approximate Floor Area  
868.75 SQ.FT.  
(80.71 SQ.M.)



First Floor  
Approximate Floor Area  
527.53 SQ.FT.  
(49.01 SQ.M.)

TOTAL APPROX FLOOR AREA 1735.68 SQ. FT / 161.25 SQ. M  
For Identification Purposes Only.

