



Earlsmead, Letchworth Garden City, Hertfordshire. SG6 3UE





4 Bedroom Detached Bungalow

£725,000 Freehold

DETACHED HOUSE ON MANOR PARK! An impressive, extended 'Oakley' style four bedroom detached house in the sought after Manor Park area of Letchworth Garden City with a double garage and driveway just moments from Letchworth Golf Club and the Lordship (JMI) school.

Set on a corner position in a quiet cul-de-sac of Earlsmead the accommodation on offer is largely on the ground floor and is tailored to suit 'downsizers' or family buyers alike with just the master bedroom suite on the first floor. This is accessed by a stunning architecturally designed mezzanine landing which overlooks the 29ft open plan lounge/dining room which has a vaulted pine clad ceiling. The property has gained a sizeable conservatory off the lounge area with the accommodation also comprising in brief: Entrance hall, kitchen, utility room, downstairs shower room and three ground floor bedrooms. From the mezzanine level there is also an internal landing which leads to the en-suite bathroom and bedroom beyond.

Outside the front grass been recently landscaped with a three car driveway and remote operated double extended garage with a sunny west facing garden with two patios which takes advantage of the afternoon sunshine. Early viewing recommended!

- Chain Free
- Sought after location
- Large open plan reception room
- En-suite bathroom to principal bedroom
- 3-4 bedrooms
- Conservatory
- Utility room
- Double garage
- West facing garden
- EPC rating D. Council tax band F

Ground Floor

Entrance:

Part glazed entrance door with casement window and leaded stained glass leads into:

Entrance Hall:

Clothes cupboard. Airing cupboard. Doors leading to kitchen, utility, bedrooms and study. Wood flooring. Radiator.

Utility Room:

Abt. 6'10" x 3'9" (2.08m x 1.15m) Obscure window to front aspect. Base units with roll top work surfaces. Single bowl stainless steel sink and drainer. Splash back tiling. Hard wearing floor. Shelving. Space and plumbing for washing machine.

Kitchen:

Abt. 12' 8" x 9' 2" (3.86m x 2.79m) Window to front aspect. Majority tiled kitchen comprising in range of wall, base and drawer units in light oak incorporating a roll top work surface with one and a half bowl resin sink and drainer with mixer tap. Four ring electric hob with built in double oven. Space and plumbing for dishwasher. Space for fridge and freezer. Tiled walls and floor. Recessed lighting.

Open Plan Lounge/Dining Room:

Abt. 28' 7" x 13' 10" (8.71m x 4.22m) A large and airy double room with stairs to the mezzanine 1st floor running up the middle. Side facing bow window. Rear facing full height window. TV point. Two radiators and wall lights. Sliding internal doors lead into:

Conservatory:

Abt. 12' 7" x 9' 11" (3.84m x 3.02m) Pitched uPVC design with brick base. Tiled floor. Shelving. Doors lead out onto the rear patio.

Bedroom Two:

Abt. 12' 8" x 10' 8" (3.86m x 3.25m) Window to rear aspect. Built-in folding wardrobes. Wall lights. Radiator.

Bedroom Three:

Abt. 10' 6" x 9' 2" (3.20m x 2.79m) Window to front aspect. Built-in folding wardrobes. Radiator.

Study/Bedroom Four:

Abt 10' 8" x 6' 10" (3.25m x 2.08m) Internal window to rear (facing conservatory). Built-in wardrobe. Telephone point. Radiator.

Downstairs Shower Room:

Obscure window to front aspect. Three piece suite with walk-in shower cubicle and glazed screen. Vanity inset wash/hand basin with cupboard below and low level WC. Vanity mirror and shaver light. Fully tiled walls. Tiled floor. Radiator.

First Floor

Mezzanine Landing:

Open plan from the lounge/dining room with angled wooden tongue and groove panelling to ceiling. Windows to front and side aspect. Radiator.

Inner Landing:

Access to loft and doors into bedroom and en-suite.

Principal Bedroom:

Abt. 13' 11" x 10' 9" (4.24m x 3.28m) Windows to front and rear aspect. Fitted bank of wardrobes with matching fitted drawer units. Vanity desk and wall lights. Angled wooden tongue and groove panelling to ceiling. Radiator.

En-Suite Bathroom:

Obscure window to rear aspect. Three-piece suite comprising corner bath with shower head attachment. Vanity wash hand basin with cupboard below and low level WC. Radiator. Vanity mirror and shaver light. Tiled walls. Angled tongue and groove panelling to ceiling.

Outside**Double Garage:**

Abt. 20' 10" x 15' 11" (6.35m x 4.85m) Remote controlled up and over door and pitched roof. Light and power. Personal door to rear garden. External tap.

Front Garden:

Block paved multi-car driveway. Paved steps to front door. recently laid lawn with stone pathways. External meter cupboard. Side access from the roadside and bin storage area.

Rear Garden:

A sunny west facing plot with a flagged patio off the conservatory with seating area. Well manicured lawn with hedged boundaries. Access to garage. Timber shed.

Agents Note:

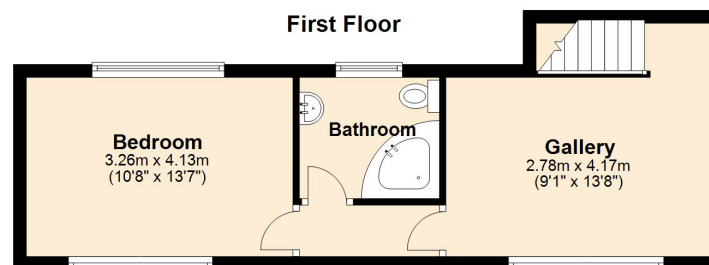
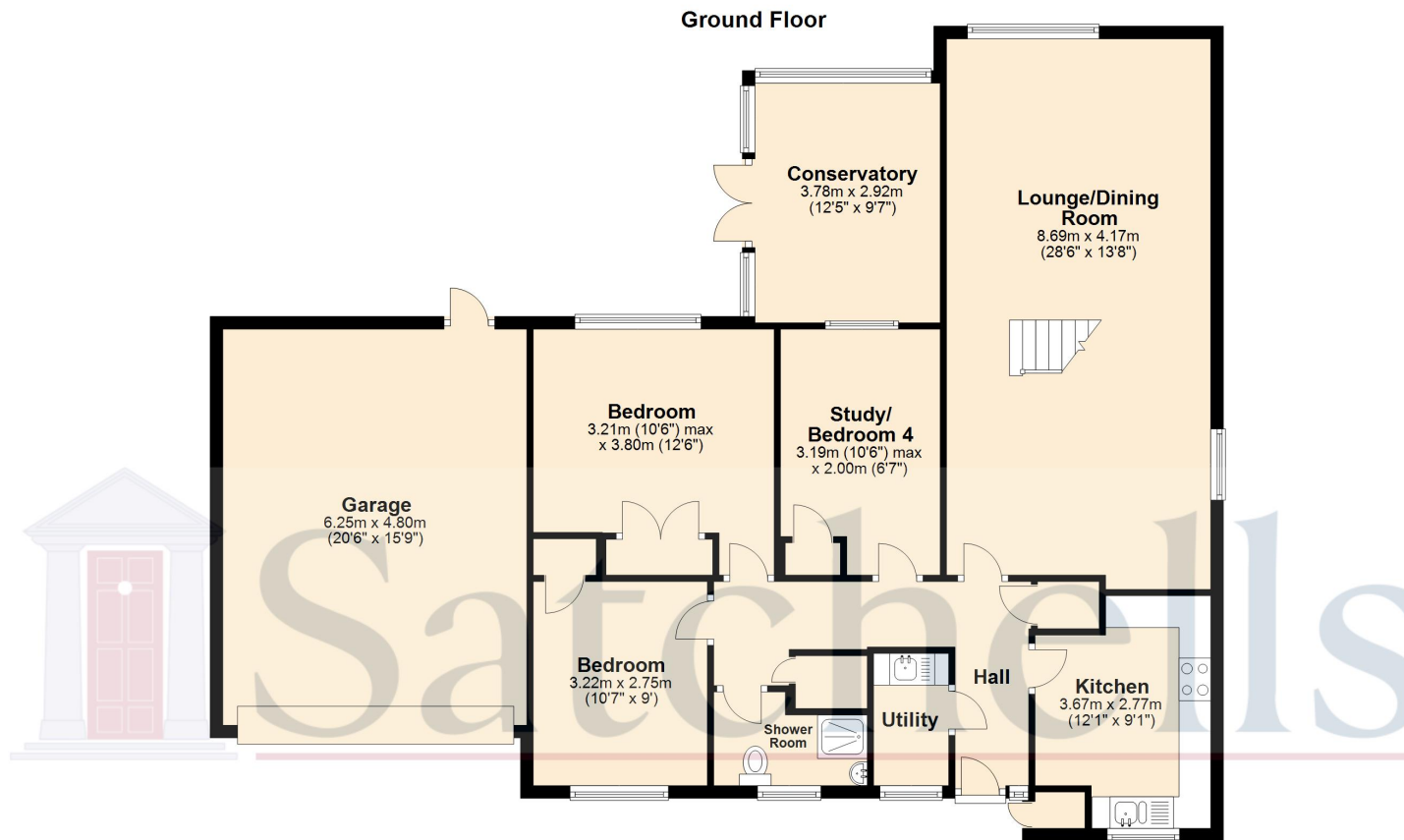
Draft particulars yet to be approved by the vendor and may be subject to change.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.





Total area: approx. 172.3 sq. metres (1854.7 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.