

£740,000  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS

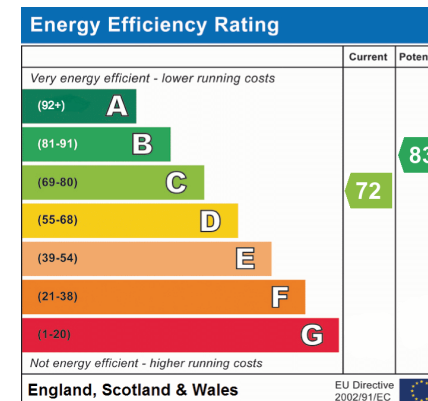


### Features

- Superb Cul de Sac Location of Just 4 Detached Houses
- Well Placed For Access To Local Schools , Public Transport Links, Local Shops & Open Countryside
- Reception Hall & Cloakroom
- Sitting Room, Dining Room & Study
- Kitchen & Utility Room
- 4 Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Corner Plot Gardens
- Driveway & Double Garage With Electric Door

### Summary of Property

Built in 1988, this well designed detached family home is situated in a quiet position on the South Western edge of this sought after village, renowned for its schools, accessibility to the main line train station, Festival Way cycle path, bus links, wildlife reserves and nearby countryside. Coming to market for the first time in nearly forty years, this well presented home is located in an established, private Cul de Sac of just four homes and is well placed for all of the amenities that the village has to offer. Sitting in delightful corner plot gardens, the accommodation briefly comprises; Reception Hall, Cloakroom, Study, Sitting Room, Dining Room and Kitchen, four double Bedrooms, En Suite Shower Room and Family Bathroom. Outside, there are extensive, mature gardens, driveway and double garage.



# Room Descriptions

## Reception Hall

Entered via composite double glazed door. Stairs rising to first floor accommodation with storage cupboard below. Radiator. Doors to Cloakroom, Sitting Room, Dining Room, Study and Kitchen.

## Cloakroom

Fitted with a suite comprising low level W.C and vanity unit with inset basin. Radiator and engineered wood flooring. Extractor.

## Study

9' 6" x 6' 7" (2.90m x 2.01m)

Radiator. UPVC double glazed window to front.

## Sitting Room

15' 9" x 12' 9" (4.80m x 3.89m)

Feature natural stone and red brick open fireplace with Oak lintel. Radiator. Two wall lights. UPVC double glazed window to front.

## Dining Room

12' 7" x 11' 6" (3.84m x 3.51m)

Radiator. UPVC double French doors opening on to rear Garden.

## Kitchen

10' 6" x 8' 2" (3.20m x 2.49m)

Fitted with a range of wall and base units with complimentary work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Built in eye level electric double oven and electric hob and concealed extractor over. Space for dishwasher. Radiator and tiled flooring. UPVC double window to rear. Door way to Utility Room.

## Utility Room

7' 2" x 5' 4" (2.18m x 1.63m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset circular sink with mixer tap. Spaces for washing machine and fridge/freezer. Wall mounted Worcester combi boiler. Tiled flooring. UPVC double window to rear and UPVC double glazed door to side.

## First Floor Landing

Two loft access points, both ladders. Airing cupboard housing immersion tank. UPVC double glazed window to the front. Doors to all Bedrooms and family Bathroom.

## Principle Suite

10' 8" x 8' 0" to wardrobe fronts (3.25m x 2.44m to wardrobe fronts)

A range of fitted wardrobes and dressing table. Two wall lights and radiator. UPVC double glazed window to front. Door to En Suite Shower Room.

## En Suite Shower Room

7' 6" x 5' 7" (2.29m x 1.70m)

Shower wall panelled and fitted with a white suite comprising, shower quadrant with thermostatic shower, vanity unit with mounted basin and low level W.C. Chrome heated towel rail and radiator. Vinyl flooring. Extractor and UPVC double glazed window to side.

## Bedroom 2

10' 6" x 10' 3" (3.20m x 3.12m)

Radiator. UPVC double glazed window to rear.

## Bedroom 3

10' 3" x 10' 3" (3.12m x 3.12m)

Radiator. UPVC double glazed to front.

## Bedroom 4

9' 9" x 9' 4" max (2.97m x 2.84m max)

Range of fitted wardrobes and desk with overhead units. Radiator. UPVC double glazed window to rear.

## Family Bathroom

8' 0" x 7' 8" (2.44m x 2.34m)

Fully tiled and fitted with a white suite comprising; panelled bath with mixer and electric shower over, pedestal wash basin and low level W.C. Radiator, vinyl flooring and extractor. UPVC double glazed window to rear.

## Front Garden

Laid to lawn with floral borders. Tarmac driveway leading to double garage.

## Double Garage

Electric roller door to front. Pedestrian door to rear. Power connected.

## Rear Garden

Fully enclosed by stone wall and natural hedging, this sizeable garden is laid to areas of lawn, meadow grass, floral and vegetable beds. Paved patios and pathways and areas of ornamental gravel. Two timber sheds, and

## Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: F

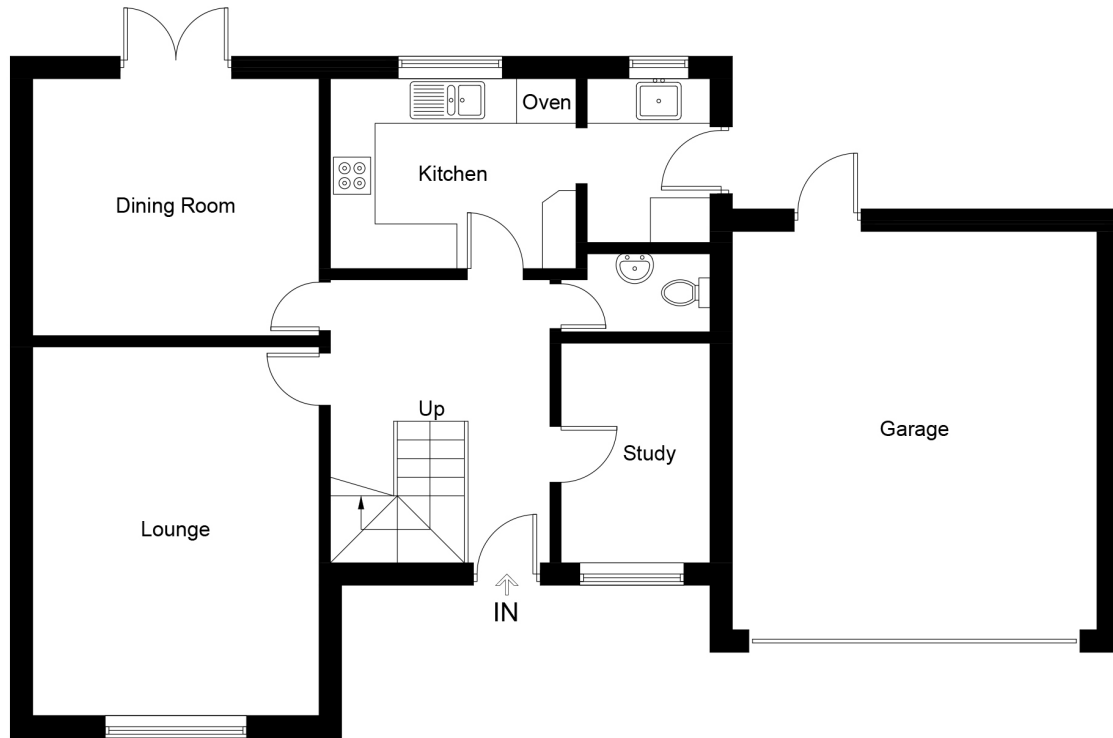


# 4 Manor Court

Approximate Gross Internal Area = 134.6 sq m / 1449 sq ft

Garage = 26.3 sq m / 283 sq ft

Total = 160.9 sq m / 1732 sq ft



**Ground Floor**



**First Floor**

For illustrative purposes only. Not to scale. ID1157733  
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