



HUNTER
LEAHY
YOUR PROPERTY EXPERTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	94	95
(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	EU Directive 2002/91/EC	



Built in 2018, Glass Works Mews has settled in to its surroundings and has now become quite a popular landmark within the town. Centrally located, and sitting in delightful communal gardens, No4 is completely unique and is perfectly placed for access to shops, schools, amenities and public transport links. Built to an exacting standard, the property has undergone a superb transformation and now boasts fabulous, light and airy, open plan living. Arranged over three floors, the spacious and contemporary styled accommodation briefly comprises: stunning open plan Kitchen/Dining Family Room with integrated appliances and bi folding doors, Utility Room, two double Bedrooms and Family Bathroom to the first floor and a sumptuous Principal Suite with balcony to the top floor. Externally there are private Courtyard Gardens, Communal Gardens and two allocated parking spaces, plus and a bike store. PV panels give this house a desirable 'A' rating.



ROOM DESCRIPTIONS

Storm Porch
Overhead light. Composite double glazed door to ground floor accommodation.

Open Plan Kitchen/Dining/Family Room
This light and airy design creates a fabulous family space.

Sitting Area
15' 8" x 12' 8" (4.78m x 3.86m)
Media wall with concealed wiring for wall mounted television and display shelves. Floor to ceiling corner window, tiled flooring and underfloor heating. Stairs rising to first floor accommodation with large storage cupboard below. Door to Utility Room.

Kitchen/Dining Area
17' 11" x 15' 8" (5.46m x 4.78m)
Fitted with a range of high gloss handleless wall and base units with Corian worktops and upstands. One and a half bowl moulded resin sink with mixer tap. Built in eye level, electric double oven, gas hob and stainless steel extractor. Integrated fridge/freezer and dishwasher. Tiled flooring and underfloor heating. UPVC double glazed bi folding doors opening on to private courtyard garden.

Utility Room
4' 0" x 5' 2" (1.22m x 1.57m)
Fitted with a range of wall and base units with Corian worktops and upstands. Moulded resin sink and mixer tap. Integrated washer/dryer. Tiled floor and extractor.

First Floor Landing
Stairs rising to the second floor. Doors to Bedrooms 2, 3 and Family Bathroom.

Bedroom Two
15' 8" x 9' 9" (4.78m x 2.97m)
Engineered Oak flooring. Radiator. Double glazed window to front aspect.

Bedroom Three
13' 7" x 9' 5" (4.14m x 2.90m)
Built in wardrobes plus large additional storage cupboard. Radiator. UPVC double glazed patio door and Juliet balcony to rear.

Family Bathroom
Fully tiled and fitted with a white suite comprising; bath with fixed head shower, hand shower and glazed screen over, wall mounted basin and concealed cistern low level W.C. Built in wall cabinet, shaver point and heated towel rail. Tiled floor and extractor.

Stairs to Principal Suite
Accessed through an Oak and glazed door, the stairs rise into the Principal Bedroom.

Principal Suite
17' 9" x 12' 4" (5.41m x 3.76m)
Spacious, light and airy with far reaching views. Built in wardrobes. Cupboard housing 'Worcester' combi boiler. Loft access with fixed ladders. Radiator. UPVC double glazed patio doors opening onto the balcony with glass balustrade. Door to En Suite Shower Room.

En Suite Shower Room
Fully tiled and fitted with a white suite comprising; shower enclosure with rainfall and hand showers, mounted wash hand basin and concealed cistern low level W.C. Wall mounted cabinet and heated towel rail. Tiled floor and extractor.

Courtyard Garden
Fully enclosed by natural stone wall and timber panel fencing, this private area is laid to a paved terrace.

Front Garden
Enclosed by natural hedging and laid to artificial lawn with paved footpath to the property.

Allocated ample parking
Two allocated parking spaces, one with EV charging point.

Communal Gardens
Fully enclosed, the beautifully landscaped gardens and parking area combine a number of materials to include; stone, natural hedging, lawns, shrub borders and and maturing trees with paved walkways. There is also a bin and bike store for each property.

Lancer Scott oversee the communal areas. There is an annual charge of £406.00

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: D

