



Robertson Way, Sapley PE28 2GG

Guide Price £425,000



- Generously Proportioned Family Home
- Five Bedrooms
- En Suites To Both Principal And Guest Rooms
- Sitting Room And Dining Room
- Well Appointed Kitchen/Breakfast Room And Utility Room
- Versatile Accommodation Arranged Over Three Floors
- Mature And Relatively Private Gardens
- Double Garaging And Ample Parking Provision
- Former show home

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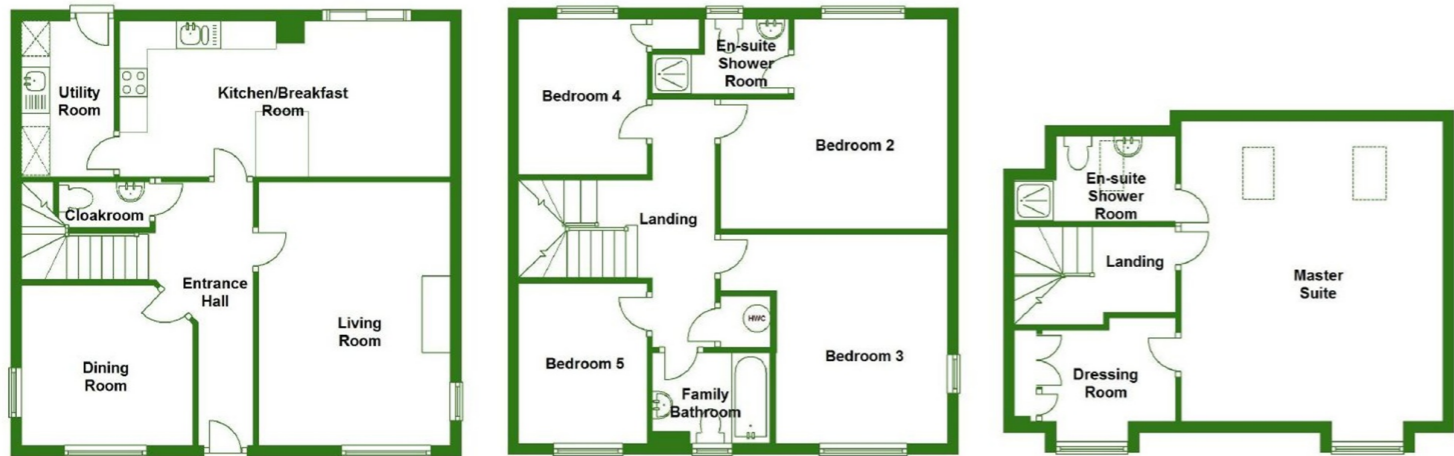
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Panel Door To

Entrance Hall

Double panel radiator, stairs to first floor, laminate floor covering, coving to ceiling.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with ceramic tiling, radiator, extractor, vinyl floor covering.

Sitting Room

15' 5" x 11' 2" (4.70m x 3.40m)
Two double panel radiators, TV point, telephone point, UPVC double glazed windows to front aspect, laminate flooring, coving to ceiling.

Dining Room

9' 10" x 8' 10" (3.00m x 2.69m)
UPVC double glazed window to front aspect, radiator, laminate flooring.

Kitchen/Breakfast Room

19' 0" x 9' 6" (5.79m x 2.90m)
Re-fitted in a range of base and wall mounted cabinets with complementing work surfaces, UPVC double glazed window and UPVC double glazed sliding patio doors to garden terrace, integrated double electric oven and gas hob with suspended extractor fitted above, single drainer sink unit with mixer tap, appliance spaces, recessed lighting, ceramic tiled flooring, coving to ceiling.

Utility Room

8' 10" x 5' 7" (2.69m x 1.70m)
Fitted in a range of units with work surfaces and tiling, appliance spaces, single drainer sink unit, glazed door to rear garden, ceramic tiled flooring.

First Floor Landing

Stairs to second floor, airing cupboard housing hot water cylinder and shelving, coving to ceiling.

Family Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath, UPVC window to rear aspect, recessed lighting, extractor, coving to ceiling.

Guest Bedroom

13' 5" x 12' 6" (4.09m x 3.81m)
UPVC double glazed window to rear aspect, radiator, coving to ceiling.

Guest En Suite Shower Room

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with tiling, UPVC double glazed window to rear aspect, screened shower enclosure with independent shower unit fitted over, radiator, extractor, recessed lighting, coving to ceiling.

Bedroom 3

13' 5" x 12' 2" (4.09m x 3.71m)
UPVC double glazed window to front aspect, radiator, coving to ceiling.

Bedroom 4

9' 6" x 8' 6" (2.90m x 2.59m)
UPVC double glazed window to rear aspect, cupboard storage, radiator, coving to ceiling.

Bedroom 5

9' 6" x 7' 7" (2.90m x 2.31m)
UPVC double glazed window to front aspect, radiator, coving to ceiling.

Second Floor Landing

Access to

Principal Bedroom

17' 9" x 15' 5" (5.41m x 4.70m)
A double aspect room with UPVC double glazed windows to front and two Velux windows to rear, access to loft space, two radiators, TV point, telephone point, coving to ceiling.

Dressing Room

7' 10" x 7' 7" (2.39m x 2.31m)
Hanging, shelving, UPVC double glazed window to front aspect, radiator, coving to ceiling.

En Suite Shower Room

6' 11" x 4' 11" (2.11m x 1.50m)
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, heated towel rail, shave ppoint, screened shower enclosure with independent shower unit fitted over, Velux window to rear aspect.

Outside

There is a small prepared front garden enclosed by low wrought iron railings. The driveway is sufficient for three to four vehicles accessing the **Double Garage** with twin up and over doors, power and lighting. The rear garden is primarily lawned with a paved seating area, a selection of evergreen shrubs and ornamental trees, outside tap and lighting with gated access to the front.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold
Council Tax Band - E



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