



2 Ashvale Close

Approximate Gross Internal Area = 199.4 sq m / 2146 sq ft
(Including Double Garage)



For illustrative purposes only. Not to scale. ID1265692
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



This superb extended, detached, executive home is located in a popular Cul de Sac with easy level access to local schools, town centre, amenities, municipal parks and parkland as well public transport links and commuter routes. Offered for sale with no onward chain, the well presented accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Dining Room and Kitchen/Dining/Family Room, Principal Bedroom with En Suite Shower Room, Guest bedroom with En Suite Shower Room, three further Bedrooms and Family Bathroom. Outside, there are well maintained gardens to the front and rear along with ample driveway parking and a double Garage with electric doors.



ROOM DESCRIPTIONS

Entrance Hall
Entered via UPVC double glazed door with matching side panels. Stairs rising to first floor accommodation. Radiator. Doors to; Cloakroom, Sitting Room, Dining Room and Kitchen/Dining/Family Room, Dining Room.

Cloakroom
Fitted with a white suite comprising; vanity unit with inset wash basin with mixer taps and tiled splashbacks and concealed cistern low level W.C. Radiator and extractor fan.

Sitting Room
12' 6" x 11' 4" (3.81m x 3.45m)
A bright and airy dual aspect with UPVC double glazed window to front and double glazed window and door to rear. Coal effect gas fire with tiled hearth. Radiator and door to Dining Room.

Dining Room
16' 0" x 10' 1" (4.88m x 3.07m)
Radiator. Two double glazed windows to rear. Door to Hallway.

Kitchen/Dining/Family Room

Kitchen/Dining Area
20' 11" x 12' 1" (6.38m x 3.68m)
Fitted with a range of wall and base units with square edge work surfaces and upstands over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built in electric double oven and microwave oven and gas hob with extractor over. Integrated dishwasher and American style fridge/freezer. Radiator and Karndean flooring. Opening to Family Area and door to Garage.

Family Area
10' 6" x 8' 5" (3.20m x 2.57m)
Karndean flooring and radiator. UPVC double glazed French doors and windows to rear.

First Floor Landing
Two loft access points, one with ladders. Airing cupboard housing immersion tank. Doors to all Bedrooms and Family Bathroom.

Principal Suite
12' 10" x 12' 4" (3.91m x 3.76m) max
A range of fitted wardrobes, over bed units and dressing table. Radiator, UPVC double glazed window and door to rear opening onto to balcony. Door to En-Suite Shower Room.

En-Suite Shower Room
Fully tiled and fitted with a white suite comprising; shower quadrant with thermostatic shower, vanity unit with inset hand wash basin with mixer tap and concealed cistern low level W.C. Extractor fan and heated towel rail. UPVC double glazed frosted window to rear.

Guest Suite
15' 0" x 11' 1" (4.57m x 3.38m)
A dual aspect room with UPVC double glazed windows to front and side. Radiator and door to En-Suite Shower Room.

En-Suite Shower Room
Fitted with a white suite comprising; shower quadrant with electric shower, vanity unit with inset basin with mixer tap and low level W.C. Extractor fan and heated towel rail.

Bedroom Three
15' 4" x 10' 2" (4.67m x 3.10m)
Radiator. UPVC double glazed window to side and rear.

Bedroom Four
11' 5" x 10' 6" (3.48m x 3.20m)
Fitted storage cupboard and radiator. UPVC double glazed window to front.

Bedroom Five
11' 8" x 8' 2" (3.56m x 2.49m)
Radiator. UPVC double glazed window to rear.

Family Bathroom
7' 11" x 5' 6" (2.41m x 1.68m)
Tiled and fitted with a suite comprising; panel bath with mixer taps, electric shower and glazed screen over, vanity unit with inset basin with mixer tap and low level W.C. Extractor fan heated towel rail. UPVC frosted window to front.

Front Garden
Open plan corner plot frontage which is laid to lawn with mature conifers and shrubs and a Tarmac driveway for multiple vehicles.

Double Garage
Electric up and over door to front. Lighting and power connected. Utility area fitted with a range of base units with roll edge work surfaces over. Inset sink with mixer tap over. Space and plumbing for washing machine, tumble dryer and under counter fridge or freezer. Wall mounted "BAXI" boiler.

Rear Garden
Fully enclosed by brick wall and timber panel fencing with secure gated access to the front, the private garden is predominantly laid to paved patio with pathway leading to a second patio area to the rear of the garden and a level lawn which is edged with deep, mature shrub borders. A rank of raised vegetable beds and greenhouse. A timber shed is screened from view to the side of the house.

