



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Weavers Cottage, Gun Road, BLACKBOYS TN22 5JY

£795,000 freehold

A beautifully designed brand new detached three bedroom property that has been finished to an exacting standard with impressive fixtures and fittings, landscaped gardens, ample parking, electric car charging point and the benefit of a 10 year Protek warranty.

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|-------------------------|-------------------------|-------------------------------|-----------------------|
| Detached New Build Home | Three Bedrooms | Open Plan Kitchen/Living Room | Separate Sitting Room |
| High Specification | 10 Year Protek warranty | Ample Parking | Landscaped Garden |
| Countryside Views | | | |

Description

Viewing is essential to appreciate this individual and beautifully designed three bedroom house that is set on the fringe of the village with lovely rural views. Carefully designed using selected materials, the property presents attractive brick and painted timber elevations below a tiled roof with custom made box sash windows. The accommodation is arranged around a large reception hall and at the heart of the property is a stunning, fully fitted kitchen/breakfast room with a list of top of the range AEG kitchen appliances, a window seat and wood burning stove. The kitchen/living space has two box bay windows that enjoy views to the rear and double doors that open onto the patio and garden. There is a separate reception room as well as a ground floor utility room and underfloor heating throughout.

To the first floor are three bedrooms, the main having an en-suite with a separate family bathroom, two enjoying built in wardrobes. Benefiting from all the latest refinements, the property enjoys high levels of insulation, double glazed windows and an efficient air-source heating system.

The landscaped grounds include a resin bonded driveway that provides ample parking and a post and rail fence enclosed garden with a newly planted native hedge. There is a patio, large areas of newly seeded lawn, an outside water tap, bike storage and car charging point. Set on a little used country lane on the fringe of the village. Viewing is highly recommended.

Directions

From Blackboys High Street turn into Gun Road where the property will be found on the right hand side.

COVERED PORCH

With outside lighting, panelled door through to

RECEPTION HALL

17' 1" x 8' 0" (5.21m x 2.44m) With window to rear, recessed lighting, storage cupboard with shelf.

KITCHEN/LIVING ROOM

39' 0" x 14' 7" (11.89m x 4.45m) With double doors opening onto the patio and garden. The kitchen is arranged around a centre island and provides an extensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated bin store, pull out larder system and appliances to include an AEG dishwasher, fridge/freezer, oven and combination oven/microwave. There is an extensive area of Quartz working surface incorporating a boiling hot water tap with butler sink and etched drainer with AEG induction hob with integrated extraction. The kitchen opens into the family/living area with a wood burning stove on a brick hearth.



SITTING ROOM

13' 7" x 12' 3" (4.14m x 3.73m) With two sliding sash windows to front.

UTILITY ROOM

10' 1" x 7' 4" (3.07m x 2.24m) With window and door to rear, range of base and wall mounted cabinets with space and plumbing for appliances. There is an area of working surfaces incorporating stainless steel sink with mixer tap and drainer, cupboard housing pressurised water tank.

WC

7' 4" x 3' 1" (2.24m x 0.94m) With window to side and fitted with a low level WC, vanity wash hand basin, low level wc, wash hand basin with tiled splash back.

FIRST FLOOR LANDING

Cupboard with shelving.

MAIN BEDROOM

13' 4" x 10' 6" (4.06m x 3.20m) Window to front, double cupboard with hanging rail and shelving.



EN-SUITE

Fully tiled and fitted with a corner shower with glazed enclosure, concealed cistern WC, wash hand basin.

BEDROOM

12' 5" x 12' 0" (3.78m x 3.66m) With window taking in views to the rear, attractive curved wall with cupboard providing hanging and shelving.



BATHROOM

8' 6" x 6' 0" (2.59m x 1.83m) Plus dormer window to rear. Fully tiled and fitted with a P-shaped bath with shower and shower screen. There is a concealed cistern WC and a wash hand basin with cupboard below, heated towel rail.

BEDROOM

12' 0" x 12' 6" (3.66m x 3.81m) plus dormer windows to front and rear.

OUTSIDE

The property is approached over a tarmac driveway which leads into a large area of resin bonded parking and turning. The property is surrounded by post and rail fencing which will be newly planted with a native hedge. Predominantly laid to lawn an attractive curved wall encloses the patio with steps rising up onto the garden. There is an external water tap and an electric car charging point as well as a bike store.



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.