



1 Pyestock Way

Fleet, Hampshire GU51 3GQ

£900,000 Freehold

A superbly presented detached former show home occupying a superior position adjacent to woodland at the entrance to highly regarded Hartland Village overlooking the now distinctive bridge and water fountain. The generous accommodation is set over three floors and comprises, entrance hall, cloakroom, living room, kitchen/dining room, main bedroom and second bedroom both with dressing rooms and ensuites, two further bedrooms and bathroom. Features to note include remaining NHBC warranty, beautifully manicured grounds, driveway parking for three/four vehicles and garage with fitted utility space. Energy Efficiency Rating 'B'

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

ENTRANCE HALL

Side aspect composite multi-point locking door with adjacent upvc double glazed side panel, radiator, stairway to first floor, doors to living room and kitchen/dining room, built in storage cupboard housing consumer unit, laminate flooring, smooth finish ceiling with inset lighting.

CLOAKROOM

Two piece suite comprising cistern enclosed wc, wall mounted wash hand basin with mixer tap. Radiator, part tiled walls, tiled floor, smooth finish ceiling with inset lighting.

LIVING ROOM

17' 2" x 12' 2" (5.23m x 3.71m) Front aspect upvc double glazed windows, feature stone fire surround with slate hearth, radiator, Sky feed, wall mounted central heating control, laminate flooring, smooth finish ceiling with inset lighting.

KITCHEN/DINING ROOM

20' 7" x 17' 2" (6.27m x 5.23m) Rear aspect upvc double glazed twin opening doors to terrace with matching side panels, side aspect upvc double glazed window and composite multi-point locking door. Matching range of eye and base level units incorporating quartz worktop and breakfast bar with inset one and a quarter bowl sink unit with mixer tap and drainage grooves. Built in four ring gas hob below extractor fan, glass splashbacks, built in fan assisted electric oven, built in microwave oven, integrated dishwasher, integrated fridge/freezer. Space suitable for dining table and chairs, radiator, laminate flooring, smooth finish ceiling with double glazed 'Velux' windows and inset lighting.

FIRST FLOOR

LANDING

Doors to bedrooms two, three and four and bathroom, radiator, stairs to second floor, smooth finish ceiling with inset lighting.

BEDROOM TWO

12' 7" x 11' 1" (3.84m x 3.38m) Front aspect upvc double glazed windows, radiator, doors to walk-in wardrobe and ensuite, smooth finish ceiling.

WALK-IN WARDROBE

Range of fitted shelving and hanging rails, smooth finish ceiling with inset sensor lighting.

ENSUITE

Front aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, wall mounted wash hand basin with mixer tap, double width shower cubicle. Part tiled walls, chrome heated towel rail, tiled floor, smooth finish ceiling with inset lighting.

BEDROOM THREE

12' 10" x 9' 8" (3.91m x 2.95m) Rear and side aspect upvc double glazed windows, radiator, fitted wardrobes with hanging rails and shelving, smooth finish ceiling.

BEDROOM FOUR

12' 11" x 7' 2" (3.94m x 2.18m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, wall mounted wash hand basin with mixer tap, bath with mixer tap and shower over. Part tiled walls, chrome heated towel rail, tiled floor, smooth finish ceiling with inset lighting.

SECOND FLOOR

UPPER LANDING

Door to bedroom one, built in cupboard housing central heating boiler and water cylinder, smooth finish ceiling with inset downlighters.

BEDROOM ONE

24' 5" x 13' 3" (7.44m x 4.04m) max. Side and rear aspect upvc double glazed windows, radiator, wall mounted air conditioning unit, doors to walk-in wardrobe and ensuite, smooth finish ceiling with inset lighting and hatch giving access to loft space.

WALK-IN WARDROBE

Range of fitted shelving and hanging rails, smooth finish ceiling with inset sensor lighting.

ENSUITE

Front aspect upvc opaque double glazed window, four piece suite comprising cistern enclosed wc, wall mounted wash hand basin with mixer tap, double width shower cubicle, bath with mixer tap. Part tiled walls, chromed heated towel rail, tiled floor, smooth finish ceiling with inset lighting.

GARAGE/UTILITY

24' 4" x 10' 6" (7.42m x 3.20m) Front aspect up and over door, rear aspect multi-point locking door to garden, power and light. Matching range of eye and base level units incorporating worktop with sink unit inset, plumbing and space for washing machine, part boarded eave storage space.

REAR GARDEN

Manicured garden featuring a paved terrace offering space for outdoor dining/entertaining over looking mainly laid to lawn garden with well stocked flower and shrub borders and raised decked terrace. Timber built shed, outside water tap, power points and lighting, fully enclosed via wood fencing with pedestrian gate to front.

AGENTS NOTE

We have been advised by the seller the property is subject to an annual service charge of £1,000.

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

