



Guide Price £600,000

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- **Small utility room
- **South facing secluded rear garden
- **Ample off-street parking for several vehicles

GUIDE PRICE - £600,000 - £625,000

A stunning and very spacious four bedroom detached family home offering spacious and boasting beautifully presented accommodation throughout and located in this very convenient location for local shops, bus routes and within catchments of the much sought after King John Secondary School. The property is set back well from the road and provides ample off-street parking for several vehicles. The internal accommodation has been upgraded and improved to a very high standard by the current owners with spacious main entrance hall with elegant lounge to the rear-facing the South facing garden which is accessed via UPVC double glazed bi-folding doors and this, in turn, is open planned to the dining room which connects to a stunning and extensively fitted kitchen with an array of appliances to remain and from here is access to an integral garage and behind the garage is a further reception room which is utilised as a games room. Completing the ground floor accommodation and off a very spacious landing measuring 27ft in width are four good size bedrooms, the master bedroom being a particularly good size and has a large walk-in dressing room plus ensuite shower room. Completing the first-floor accommodation is the modern fitted bathroom. The rear garden is South facing and virtually secluded, the property benefits from modern gas fired central heating via Valliant boiler and UPVC double glazed windows throughout. Arrangements to view can be made by contacting our office on 01268 699599.

Hall 19'8x14'4 (5.99mx4.37m)



Composite entrance door into a spacious entrance hall with adjacent obscure double glazed windows to either side, a particularly spacious hall measuring 19'8x14'4 width with stairs to the first floor with cupboards under, doors to the accommodation, large opening through to the kitchen, laminate flooring, coved to flat plastered ceiling with inset spotlights.

Cloakroom



Double glazed obscure window to the front elevation fitted in the latest style with low-level w/c plus vanity unit with inset white sink. Most attractive ceramic tiling to the floor.

Lounge 17'2x13'1 (5.23mx3.99m)



At the rear with a large opening through to the dining room, large UPVC double glazed bi-folding doors at the rear opening onto the South facing garden, laminate flooring, coved to flat plastered ceiling.

Dining Room 13'1x9'8 (3.99mx2.95m)



Double glazed UPVC window to the rear elevation, double glass doors connecting to the games room/additional reception room, large double opening through to the kitchen, laminate flooring, radiator.



Kitchen 19'7x9'8 (5.97mx2.95m)



A stunning bespoke contemporary modern fitted kitchen with large double glazed window to the front elevation with an extensive range of Grey fronted units and drawers at base level with quartz work surfaces over with inset Butler sink with drainer, inset ceramic hob, cupboard incorporating oven plus microwave oven which are to remain, recess ideal for fridge/freezer. Matching units at eye-level with glass display cabinet, flat plastered ceiling with inset spotlights, tiling to the floor, breakfast bar area and a door which directly connects into the garage.



Utility Room 7'3x3'4 (2.21mx1.02m)

Extractor and plumbing facilities for washing machine.

Games Room 16'3x8'6 (4.95mx2.59m)

At the rear of the garage with UPVC double glazed window to the side and UPVC double glazed French doors opening onto the garden, radiator, coved to flat plastered ceiling.

First Floor Landing 27' in length x 6'3 (8.23m in length x 1.91m)



White panel doors off to the accommodation, flat plastered ceiling, access to the loft

Master Bedroom 12'8x10'8 (3.86mx3.25m)



UPVC double glazed window to the front elevation, radiator, coved to flat plastered ceiling, opening through into a large walk-in wardrobe.

Walk-in Wardrobe 9'6 with x 17' in depth into the eaves (2.90m with x 5.18m in depth into the eaves)



Ample storage area

En-Suite



A modern design contemporary three piece suite comprising low-level w/c set into the wall with push flush, cupboard unit incorporating a white sink with mixer taps, double walk-in shower cubicle with glass screen and wall mounted shower which runs off the boiler, tiled to the walls and floor in ceramics, double glazed window to the front.

Bedroom Two 13'2x9'9 (4.01mx2.97m)



Double glazed window to the rear, flat plastered ceiling, radiator.

Bedroom Three 13'9x10'8 (4.19mx3.25m)



Double glazed window to the rear elevation, radiator.

Bedroom Four 15'2 into eaves x 9'9 (4.62m into eaves x 2.97m)

Vaulted ceiling with Velux style windows set into the room, limited height in part of the room due to the eaves.

Bathroom



A modern three piece suite comprising low-level w/c, pedestal wash hand basin with mixer tap, large bath, chrome towel rail, flat plastered ceiling

Front



Ample off-street parking to the front for several vehicles.

Rear Garden



Virtually secluded commencing with a decking area with the remainder being mainly laid to lawn, fenced to the boundaries.



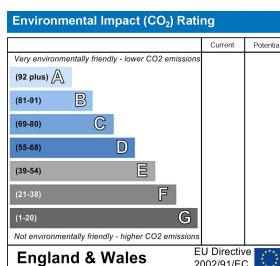
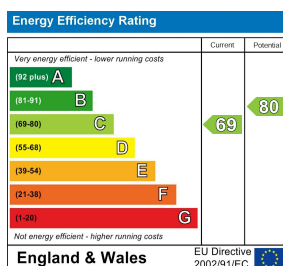
Garage 19'8x9'1 (5.99mx2.77m)

Electrically operated up and over door with wall mounted Valliant gas fired boiler, tiling to the floor.



TOTAL APPROX. FLOOR AREA 2064 SQ.FT. (191.7 SQ.M.)

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