

Agent Hybrid Finches End | Walkern SG2 7RG





**ACCOMMODATION & DIMENSIONS**

- Entrance Hallway & Downstairs WC
- Kitchen 11'9 x 10'0 & Utility
- Dining Room 12'3 x 9'0
- Lounge 19'4 x 11'5
- Play/Family Room 13'0 x 12'0
- Double Garage 17'6 x 15'8
- Bedroom 1: 13'10 x 11'0 & En-Suite
- Bedroom 2: 12'6 x 12'4 & En-Suite
- Bedroom 3: 11'8 x 9'6
- Bedroom 4: 10'5 x 8'7
- Bedroom 5: 11'7 x 7'5
- Family Bathroom

Agent Hybrid welcomes to the market, a modernised, CHAIN FREE, Five Bedroom Detached Family Home, set within a private road, in the sought after and ever popular village of Walkern. Gated access opens to a gravel driveway, to accommodate numerous cars. The property enjoys unobstructed views over farmland to the front and sits in front of an embankment with the River Beane flowing through it. The current occupiers have upgraded most parts of the property internally and accommodation briefly comprises of; An Entrance Hallway, featuring patterned tiled flooring and doors leading to;

**The Kitchen & Utility:-** Situated to the front and enjoying views to the fields beyond. Re-fitted with matte grey tiled flooring, anthracite handleless base and eye level cupboard and drawer units, complimented by Quartz work surfaces, metro tile splashbacks and integral appliances.

**The Downstairs WC-** Re-fitted, new WC, vanity sink unit and half height metro wall tiling.



**The Dining Room:-** Ample room for a good sized dining table and chairs. French doors open to the rear garden and double doors have been removed, allowing free flowing access to the Lounge.

**The Lounge:-** Spacious, with double windows to the rear aspect and a focal chimney breast for the enjoyment of a wall mounted TV and feature fire place. A square opening leads to a Family/Playroom.

**Family/Playroom:-** Built by the former owner as a conservatory, the current owners have fully tiled the roof to create an all year round useable room. UPVC double glazed windows enjoy wrap around views over the rear garden.

Stairs rise to a spacious first floor landing, with doors leading to:-

**Bedroom 1:-** Facing the front and enjoying views of fields and beyond, fitted with wardrobes and a full width set of drawers and dressing table. A door leads to a Re-Fitted En-Suite Bathroom.

**En-Suite Bathroom:-** Re-fitted in a modern white suite, grey floor and wall tiling and featuring a rainfall shower head over the bath.

**Bedroom 2:-** Rear facing aspect, double room with fitted wardrobes and an En-Suite.





**En-Suite:-** Re-fitted modern three piece suite, with half height marble effect wall tiling.

**Bedroom 3:-** Double room, currently accommodating two single beds, rear facing aspect and two built in cupboards.

**Bedroom 4:-** Double room facing the front aspect.

**Bedroom 5:-** Double room, currently being used as a home office.

**Family Bathroom:** The only room to not be upgraded by the currently owner, but perfectly clean, useable, three piece suite with half height wall tiling.

**Rear Garden:-** West facing, large patio seating area leading to the lawn and enclosed by a brick wall and panel fencing boundary. Flower and shrub borders, a useful lean to, to the side for storage and gated access back to the front.

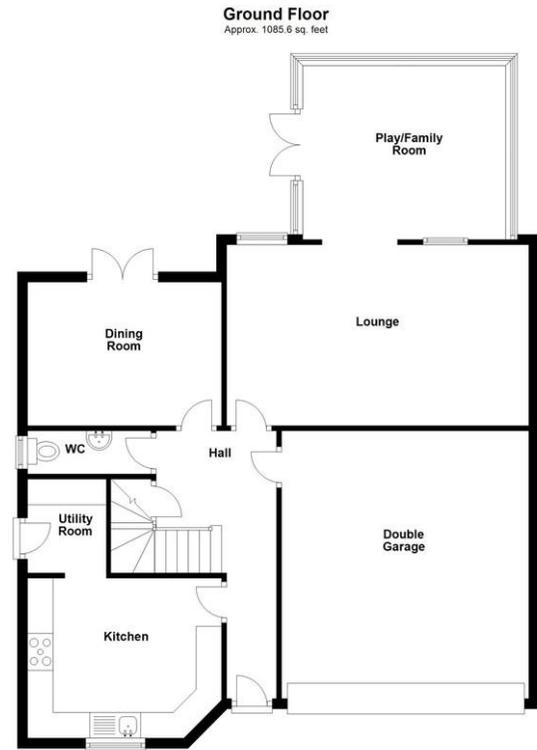
**Integral Double Garage:-** Currently being used as home gym and storage area, up and over electric door, personal door back into the entrance hallway.



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Total area: approx. 2033.0 sq. feet

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	

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