



Hoo Walk
Polesworth

Offers Over **£375,000**

*** TRULY IMMACULATE HOME - STUNNING REFITTED KITCHEN - LANDSCAPED REAR GARDEN ***. Approximately 5 years NHBC remaining. Internal viewing is considered essential on this exceptional modern detached family home located on this desirable development in the ever popular village of Polesworth. Internally the property is presented to an extremely high standard.

ENTRANCE HALL

Having an opaque double glazed entrance door, stairs leading off to the first floor landing, single panelled radiator, quality wooden effect flooring, door to an under stairs storage cupboard and further doors leading off to...

GUEST WC

5' 1" x 2' 10" (1.55m x 0.86m)

Low level WC, pedestal wash hand basin, single panelled radiator, attractive tiling to full height and high quality wooden effect flooring.

LOUNGE

19' 7" x 11' 3" (5.97m x 3.43m)

Double glazed window to front aspect, single and double panelled radiators, high quality wooden effect flooring, double glazed French doors leading out to the rear garden.

REFITTED KITCHEN/DINER

19' 7" x 11' 7" (5.97m x 3.53m)

Recessed LED ceiling down lights, tall modern grey radiator, double glazed window to front aspect and rear aspects, extensive range of 'Shaker' style base and eye level units, tall larder style unit, stainless steel eye level double oven, integrated fridge/freezer, white square edge work surfaces, inset four ring stainless steel gas hob with a stainless steel extractor hood above, tiled splash back and access to the utility room.

UTILITY ROOM

6' 6" x 4' 8" (1.98m x 1.42m)

Double glazed door leading out to the rear garden, high quality wooden effect flooring, modern tall grey radiator, fitted base and eye level 'Shaker' style units, two appliance spaces, white square edge work surface and tiled splash back area.

FIRST FLOOR LANDING

Access to the roof storage space, single panelled radiator, door to a good sized airing cupboard and further doors leading off to...

MASTER BEDROOM

11' 5" x 11' 2" (3.48m x 3.4m)

Double glazed window to rear aspect, single panelled radiator and a door to the en-suite.

ENSUITE

6' 6" x 4' 8" (1.98m x 1.42m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, pedestal wash hand basin, tiled shower cubicle having a chrome mixer style shower, tiling to half height and recessed LED ceiling down lights.



BEDROOM TWO

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to rear aspect and a single panelled radiator.

BEDROOM THREE

9' 6" x 10' 0" (2.9m x 3.05m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM FOUR

8' 3" x 10' 1" maximum (2.51m x 3.07m)

Double glazed window to front aspect and a single panelled radiator.

FAMILY BATHROOM

6' 6" x 6' 3" (1.98m x 1.91m)

Recessed LED ceiling down lights, single panelled radiator, opaque double glazed window to front aspect, tiled effect luxury vinyl tile flooring, panelled bath with a chrome mixer style shower over, low level WC, pedestal wash hand basin, tiling to splash back areas.

TO THE EXTERIOR

To the front of the property there is a small lawn with decorative block paved border and a side tandem driveway providing off road parking and access to the single garage. The rear garden has been landscaped benefiting from a large block paved patio, artificial lawn and a composite decked patio with feature lighting, modern glass screening and power point. Power points available to rear of property providing supply to install hot tub if required.

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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Floorplan



Energy Performance Rating:



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