



Oak Close
Polesworth
£465,000

*** MAGNIFICENT POSITION ON THIS DELIGHTFUL SMALL DEVELOPMENT - TAKE A LOOK AT THE VIEW - BEAUTIFULLY PRESENTED THROUGHOUT - GOOD SIZED PLOT - 4 DOUBLE BEDROOMS (TWO EN-SUITES) - CONVERTED GARAGE - STUNNING LOUNGE - BREAKFAST KITCHEN & UTILITY ROOM - GUEST WC - GOOD SIZED DRIVEWAY - VIEWING IS ESSENTIAL ***

We are delighted to be able to offer for sale this stunning modern four bedroom detached home recently built by 'Owl Homes' with this particular property having one of the best positions with a beautiful outlook over the adjoining field. The current owners have improved the property with an impressive rear breakfast kitchen with side bi-folding window providing a bar style area, making it the perfect space for outdoor entertaining. The integral garage has been converted to provide a large formal dining room but could also be used as an office or playroom if required.

The spacious and impressive first floor landing provides access to four double bedrooms with two benefiting from having en-suite shower rooms and all having modern décor.

The accommodation comprises in more detail as follows:

ENTRANCE HALL

Having an opaque double glazed composite style entrance door with adjoining side window, stairs leading off to the first floor landing, single panelled radiator, useful under stairs storage cupboard, single panelled radiator, double opening glazed doors to the lounge and further doors leading off to...

GUEST WC 7' 9" x 3' 3" (2.36m x 0.99m)

Single panelled radiator, low level WC and a wash basin with useful storage cupboard beneath.

SPACIOUS LOUNGE 13' 5" x 18' 5" maximum into the bay window (4.09m x 5.61m)

Double glazed square bay window to front aspect and a double panelled radiator.

FORMAL DINING ROOM 19' 3" x 9' 6" (5.87m x 2.9m)

A flexible space that is currently being used as a dining room having a double glazed window to front aspect and a door to the utility room.

BREAKFAST KITCHEN 20' 4" x 12' 5" maximum (6.2m x 3.78m)

The perfect entertaining kitchen with double glazed sliding doors leading out to the rear garden with full height double glazed side screens, double glazed bi-folding window to the side aspect with external bar style area, recessed LED ceiling down lights, double panelled radiator, wide range of 'Shaker' style kitchen units, tall unit housing the stainless steel electric oven, integrated fridge freezer, built in dishwasher, large centre island with full length breakfast bar overhang with feature pendant style lighting above, the centre island also houses the induction hob and two ring gas hob, wooden work surfaces, decorative wooden panelled splash back areas and a door to the utility room.

UTILITY ROOM 9' 6" x 5' 8" (2.9m x 1.73m)

Double glazed window to rear aspect, single panelled radiator, fitted 'Shaker' style units, roll edge work surface with matching up stand, space and plumbing for a washing machine, further appliance space, wall mounted central heating boiler and a door to the dining room.

IMPRESSIVE LANDING AREA

Having access to the roof storage space, single panelled radiator, door to the airing cupboard and further doors leading off to...



MASTER BEDROOM 13' 4" x 12' 9" (4.06m x 3.89m)

Double glazed window to front aspect, three fitted double wardrobes, single panelled radiator and a door giving access to the en-suite.

ENSUITE 8' 8" x 5' 8" (2.64m x 1.73m)

Opaque double glazed window to side aspect, single panelled radiator, low level WC, pedestal wash hand basin, good sized tiled shower cubicle having a chrome mixer style shower, tiled splash back areas and recessed LED ceiling down lights.

BEDROOM TWO 9' 10" x 12' 1" (3m x 3.68m)

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

ENSUITE 7' 2" x 3' 9" (2.18m x 1.14m)

Opaque double glazed window to front aspect, single panelled radiator, low level WC, wall mounted wash basin, good sized tiled shower cubicle having a chrome mixer style shower, tiled splash back areas and recessed LED ceiling down lights.

BEDROOM THREE 11' 5" x 11' 9" maximum (3.48m x 3.58m)

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

BEDROOM FOUR 12' 9" x 9' 10" (3.89m x 3m)

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

FAMILY BATHROOM 8' 5" x 6' 9" maximum (2.57m x 2.06m)

Opaque double glazed window to rear aspect, single panelled radiator, wash basin, low level WC, panelled bath with a chrome mixer style shower over, shower screen, tiled splash back areas and a useful shaver connection point.

TO THE EXTERIOR

There is a good sized driveway to the front providing ample off road parking with side gated access to the rear garden. The rear garden is an excellent size having a degree of privacy and is mainly laid to lawn with a paved patio area. The property sides on to an adjoining field with a pleasant bar style seating area linking to the kitchen via a modern bi-folding window.

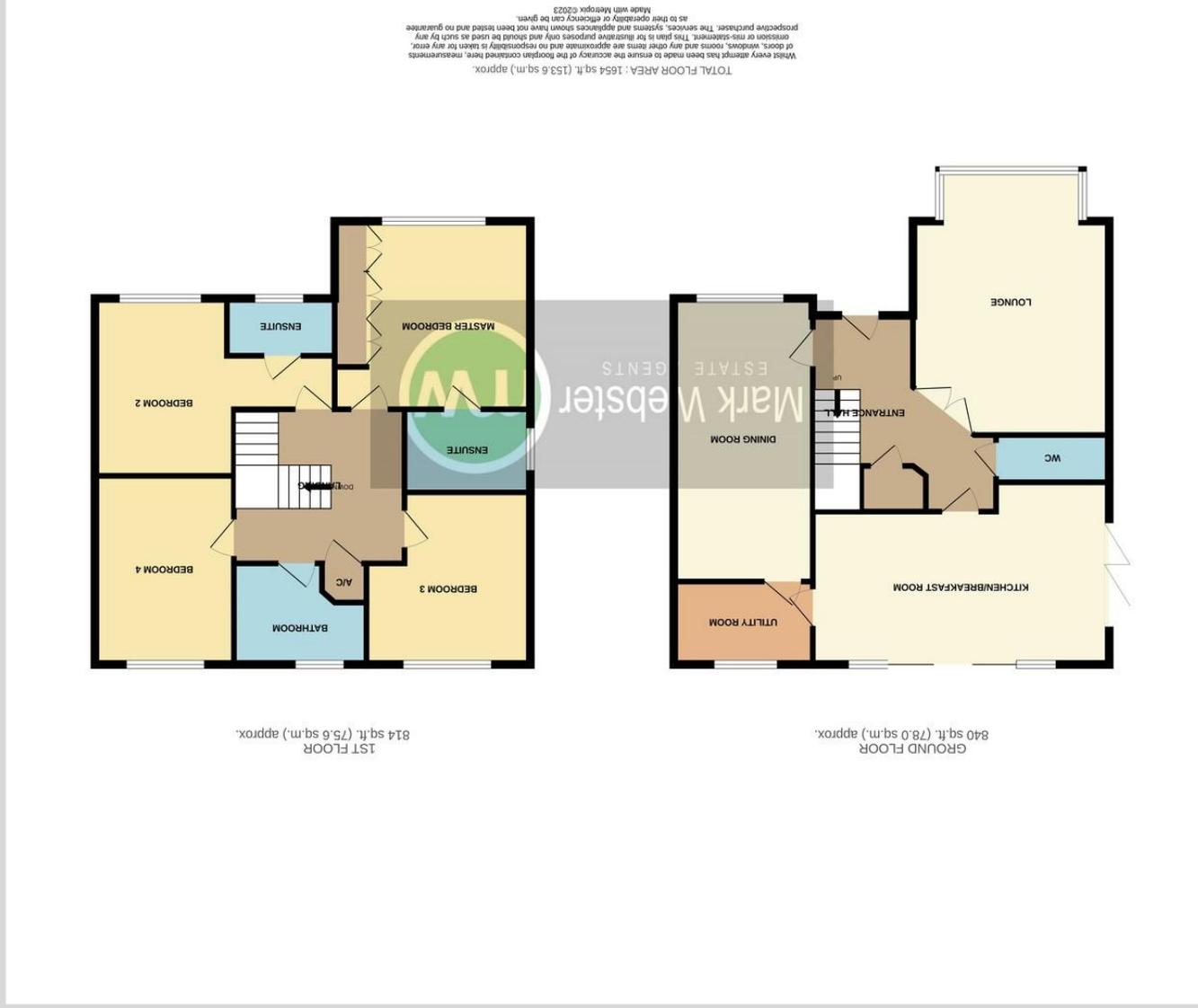
FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

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.

COUNCIL TAX: We understand this property has been placed in Council Tax Band E. (This information is provided from the Council Tax Valuation List Website).





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