



Kiln Way
Polesworth
£340,000

*** TAKE A LOOK AT THE VIEW - NO UPWARD CHAIN - AMPLE OFF ROAD PARKING ***.
Offering this exceptionally well situated 4 bedroom detached family home located on this desirable development in Polesworth with fields to the side. The accommodation briefly comprises: Guest WC, lounge, dining room, conservatory, kitchen, four bedrooms, family bathroom, garage, large driveway and gardens. Early viewing is advised.

RECEPTION PORCH

Having a double glazed entrance door, double glazed windows and an internal wooden glazed door to...

ENTRANCE HALL

Stairs leading off to the first floor landing, double panelled radiator and doors to...

GUEST WC

3' 10" x 3' 9" (1.17m x 1.14m)

Tiled floor, low level WC, wash basin with storage cupboard beneath, tiled walls and a chrome towel radiator.

LOUNGE

16' 9" x 10' 8" (5.11m x 3.25m)

Double glazed bow window to the front aspect, two single panelled radiators, feature fireplace and a door to the dining room.

DINING ROOM

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed sliding patio style doors leading out to the rear garden, double panelled radiator, arched opening to the kitchen and double glazed French doors giving access to the conservatory.

CONSERVATORY

12' 0" x 9' 0" (3.66m x 2.74m)

Having double glazed windows, laminated wooden effect flooring, electric heater and double glazed sliding patio doors leading out to the rear garden.

KITCHEN

15' 2" x 8' 3" maximum (4.62m x 2.51m)

Double glazed window to rear aspect, tiled floor, opaque double glazed side entrance door, double panelled radiator, door to a good sized under stairs storage cupboard with a useful space for an appliance, wide range of fitted base and eye level units, roll edge work surfaces, inset electric oven, built in low level fridge and freezer, tiled splash back areas.

FIRST FLOOR LANDING

Access to the roof storage space, double glazed window to side aspect, door to the airing cupboard and further doors leading off to...



BEDROOM ONE

13' 5" x 9' 7" (4.09m x 2.92m)

Double glazed window to front aspect, single panelled radiator and a fitted double wardrobe.

BEDROOM TWO

11' 2" x 9' 7" (3.4m x 2.92m)

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

BEDROOM THREE

8' 7" x 7' 7" (2.62m x 2.31m)

This room currently has a shower enclosure fitted and we have been informed by the owners that this will be removed unless the purchaser requests it is left in.

BEDROOM FOUR

8' 6" x 8' 5" maximum (2.59m x 2.57m)

(L-Shaped) Double glazed windows to front aspect, single panelled radiator and an over stairs storage cupboard with sliding doors.

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)

Opaque double glazed window to side aspect, single panelled radiator, tiled floor, low level WC, wash basin with useful vanity storage beneath, panelled bath with a Triton electric shower over, folding shower screen and tiled walls.

TO THE EXTERIOR

The property has an end position having delightful views over the adjoining field, large driveway providing off road parking, side carport with access to the garage. The rear garden is mainly laid to lawn with established borders and a patio area.

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 D (This information is provided from the Council Tax Valuation List Website).

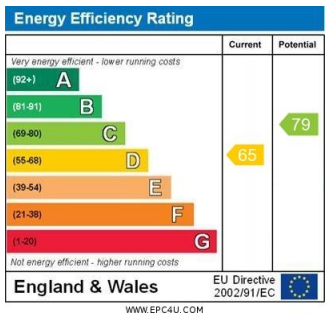




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