



5 Harvey Close, Sayers Common, BN6 9XN

£750,000

This exceptionally well presented four bedroom flint fronted family home offers a double garage half of which is now a large utility space, with a south facing kitchen diner overlooking a south facing landscaped rear garden, set in a quiet cul de sac location, internal viewing is highly recommended.



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Sayers Common

This beautiful four bedroom detached family home comprises of the following specification, a entrance hallway with understairs cupboard, Karndean flooring and a useful downstairs WC. There is a large utility room which has been converted from half the double garage with laminate flooring, a selection of wall and base mounted units as well as space for two fridge freezers, an integral door takes you into the garage / workshop with power and lighting and a wall mounted Viessmann condensing boiler and door leading to the outside of the house. At the rear of the house there is a large kitchen diner with a selection of floor and wall mounted high gloss units and a breakfast area, space for American style fridge freezer, Miele integrated double oven, both with grills, top oven and warming drawer, Miele induction hob and overhead extractor, tiled flooring and French and bi fold doors onto the south facing rear garden, there is also a separate living room with twin doors that can shut the room off from the kitchen diner, the focal point being the limestone gas fireplace.

On the first floor there is a landing with a loft hatch leading to a boarded loft with power, light, storage shelves and a cupboard housing a mega flow tank. Three of the bedrooms have integrated wardrobes or cupboards and the master bedroom has an ensuite shower room with its own shower cubicle, sink, vanity unit and low level WC. One of the other bedrooms has a room off the side of it which is currently being used as an office by the current vendors, the family bathroom has a Jacuzzi bath, low level WC and also a sink and vanity unit.



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Outside the south facing landscaped rear garden has porcelain and limestone tiled patio areas one of which is a raised patio area as well as a raised lawned area, and various planted borders. The front garden has a lawned area with planted borders and a gravel driveway which has parking for two cars, bin store for 3 wheelie bins and side gated access to both side of the house. The right hand garage has a shelved storage area suitable for bikes and the back of the house has a covered space for garden storage. There is a remote controlled patio awning with lights over bifold doors. A new circuit board was fitted in 2020 along with a full electrical inspection. Boiler recently serviced and the house benefits from cavity wall insulation. This property is finished to a high standard and viewing is highly recommended.

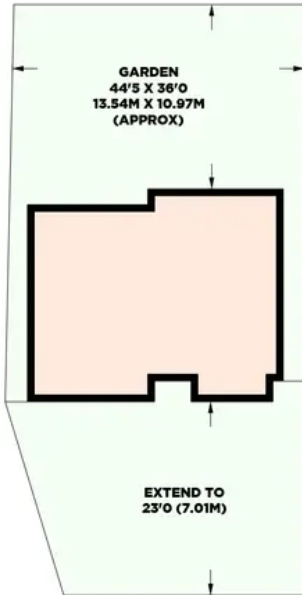
- Four bedroom detached house
- Double Garage (Converted half)
- South Facing landscaped rear garden
- Quiet cul de sac location
- Well presented
- En suite
- Off road parking for two cars
- Separate living room
- Council Tax Band: F & EPC: Rating C
- Superb kitchen/diner



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APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / GARAGE / STORE)
1589 sq ft / 147.7 sq m

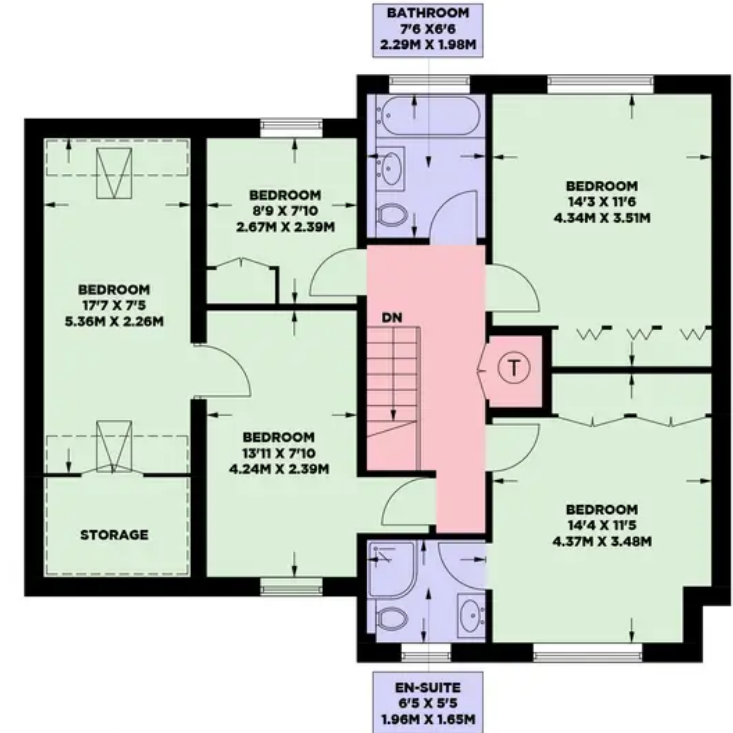
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE / STORE)
1834 sq ft / 170.5 sq m



Site Plan



Ground Floor
893 sq Ft / 83.0 sq M
(INCLUDING GARAGE /
EXCLUDING STORE)



First Floor
902 sq Ft / 83.8 sq M

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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