



**A P**

**ASHTON & PERKINS**

DENBIGH CLOSE, HORNCURCH

OFFERS IN EXCESS OF £475,000





We are delighted to offer this very good size 3 bedroom family home in a sought after quiet turning. Within Nelmes primary school catchment area the property offers large through lounge, very good size bedrooms, extended kitchen, garage set back, low maintenance garden and much more, all maintained to a very high modern standard. EPC tbc, Council tax E

Paved driveway with space for 2 vehicles plus side access to garage set back.

Glazed front door leads to light and bright hallway with neutral decor and wood flooring. Carpeted stairs leads to first floor, radiator, coved ceiling with lighting.

W/C;

Cloakroom with new combi boiler, freshly tiled walls, low level w/c and wash hand basin set in vanity unit. Obscured double glazed window to front, ceiling lighting.

Lounge / diner; 7.1m x 2.8m

A large through lounge diner with continuation of wood flooring offers a great space for entertaining. Fresh neutral decor and new fire surround provide a great canvas for all types of furniture.



Kitchen / extension; L shaped 2.5m x 3.4m by 5m x 3m  
A beautiful modern kitchen with new quartz worktop and matching upstands. Large range cooker / gas Stove and large extractor over with gloss wall and base units, integrated larder fridge and under counter freezer. Space for washing machine and dishwasher, continuation of wood flooring, spot light fittings and through to the ground floor extension with french doors leading to garden.

Carpeted stairs up to landing and access to loft.

Bedroom 1; 3.8m x 3.4m

Situated at the front of the property the master bedroom offers double glazed window, built in wardrobes, wood flooring, radiator, ceiling lighting, neutral decor with coved ceiling

Bedroom 2; 3.4m x 3.3m

Another good size double bedroom with ample space for bedroom furniture and overlooking the rear garden. Wood flooring, fresh modern decor, ceiling lighting with coving and radiator.

Bedroom 3; 3.2m x 2.3m

A large single bedroom located at the front of the property and benefitting from wood flooring, neutral decor, radiator, ceiling lighting and coving.



Bathroom;

Fully tiled to walls and floor the luxury bathroom offers a 3 piece suite consisting of panelled bath with separate mains shower over and rainforest head, low level w/c and wash hand basin set in large vanity unit with wall mirror above. Two obscured double glazed windows provide ample natural light.

Garden approx x 40ft

A low maintenance garden which has been completely modernised to provide a perfect space for outside entertaining in the summer sunshine. Tiled floor with raised borders and established shrubs / plants to side. Side gate provides access to the shared side driveway and into the garage.

Garage;

Set back from the property and with garage door to front the space is currently split into 2 with stud wall. The current owner uses as storage and music studio. Own electric supply.

EPC - tbc



Council tax band - E



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