



A P

ASHTON & PERKINS

HOMELANDS GROVE, RAMSDEN HEATH
ASKING PRICE OF £750,000





Wow! A must see! We are delighted to offer this beautiful 4 bedroom family home nestled in a cul-de-sac location in the ever sought after village of Ramsden Heath. Benefitting from an extended double length garage, large kitchen / diner plus sun room, off street parking for 3 cars and much more it must be viewed.

A brick paved driveway leads to garage and glazed porch into.....

Hallway;

A large bright hallway with tiled flooring, neutral decor, radiator and spot light fittings.

Cloakroom;

Low level wc and wash hand basin set in neutrally decorated cloakroom with tiled floor and lighting.

Lounge; 5.5m x 3.6m

A large living room with bay french doors opening up to the beautiful garden and patio area. Decorated in neutral colours the living room offers an open chimney breast with log burner installed and marble harth in front. Wall lighting, radiator, carpeted flooring.





Kitchen / Diner; 5.7m x 4.6m

A large open plan kitchen diner perfect for entertaining. Ample wall and base units with marble worksurface and stainless steel butler sink inset. Double mid level electric ovens with mid level microwave and 5 ring gas hob with extractor over. Spot light fittings, tiled flooring, ornate fire place, neutral decor and space for dining table and chairs. Leading through opening with curtains covering into.....

Sun room; 3.9m x 3.1m

Originally built as conservatory the current owner has converted into an all year / all weather room with light weight slate tiled roof and large window overlooking the rear garden. Bi-Folding doors provide access directly onto the patio area and neutral decor, underflooring heating and adjustable lighting complete this perfect addition to the property.



Carpeted stairs from hallway leads up to the first floor with chandelier and double glazed window to front, both providing ample light.

Bedroom 1; 4m x 3m

A very good size master bedroom overlooking the rear garden and benefitting from lots of natural light. Carpeted flooring, radiator, neutral decor, coved ceiling with lighting and access to....

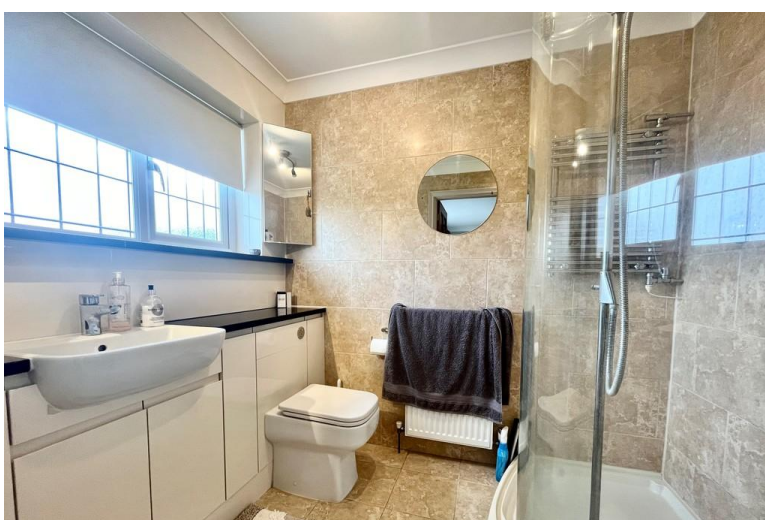
Ensuite;

A large ensuite with double shower tray and curved screen. Aqualisa powered shower, vanity unit covering wash hand basin and w/c. Fully tiled walls and flooring, radiator, heated towel rail, ceiling lighting and double glazed obscured window.



Bedroom 2; 3.2m x 3m

Another good size double bedroom located at the rear of the property, bedroom 2 also offers carpeted flooring, radiator, neutral decor, coved ceiling with lighting and double glazed window overlooking rear garden.



Bedroom 3; 2.7m x 2.4m

Currently converted into a dressing room, bedroom 3 is ample size to fit bed and associated furniture. Located at the front of the property it also offers carpeted flooring, radiator, ceiling lighting with coving.

Bedroom 4; 2.7m x 2m

A good size single bedroom with space for bed, wardrobe plus desk. Carpeted flooring, radiator, ceiling lighting with coving and double glazed window to front.



Bathroom;

Newly installed, the family bathroom offers fully tiled walls and floor with w/c and wash hand basin set in vanity unit. Panelled bath with mains shower over and shower screen. Radiator, coved ceiling with lighting and obscured double glazed window to front.

Garage; 8.7m x 2.6m

A double length garage with space for vehicle to front and currently set up as workshop to rear. Housing a newly installed boiler and rear door / window to garden. Up and over remote controlled door to front.



Garden; South facing

A beautiful unoverlooked rear garden spanning the full 40ft width of the property boundary with access on either side. A patio area accessed via the sun room or lounge provides a perfect entertaining space to enjoy the all day sunshine. Remainder is laid to lawn with established trees and shrubs.

EPC - tbc

Council tax band - E



%epcGraph_c_1_304%