



JULIE PHILPOT
RESIDENTIAL



7 Oak Tree Close | Burton Green | CV8 1TL

A spacious new build family home in a delightful semi rural location within this exclusive, small development having open countryside views, The Greenway and bridle path for walking and cycling plus village primary school and village hall all on the doorstep. The sellers have recently refitted the kitchen/breakfast room, added Amtico flooring and had a professionally designed landscaped rear garden. The property, constructed in 2019 by Cala Homes to a high specification and is still covered by the NHBC guarantee.

Offers In Excess Of £645,000

- Five Bedrooms, Two En-Suite
- Re-fitted Kitchen/Breakfast Room
- Professionally Landscaped Garden
- Delightful Semi Rural Village Setting



Property Description

DOOR TO

ENTRANCE HALL

With Amtico flooring, radiator, smoke detector and central heating thermostat.

CLOAKROOM

With concealed cistern w.c., vanity wash basin and heated towel rail.

DINING ROOM

11' 9" x 8' 7" (3.58m x 2.62m)

Having dual aspects, bay window, built in storage cupboard and radiator.

KITCHEN/BREAKFAST ROOM

21' 10" x 10' 8" (6.65m x 3.25m)

Having a Wren refitted gloss kitchen with contrasting white and grey units in the popular handle-less style and extensive worktops that extend to form a breakfast bar. Integrated appliances to include AEG full size fridge and separate freezer, Bosch gas hob with Bosch black glass extractor over and two Bosch ovens. Integrated dishwasher and washer/dryer, wine rack and deep pan drawers. French double doors lead to the rear garden.

LOUNGE

14' 7" x 13' 7" (4.44m x 4.14m)

With French doors leading to the rear garden, electric 'hole in wall' design fire and built in wall storage unit for wall mounted tv.

FIRST FLOOR LANDING

With radiator.

MASTER BEDROOM

14' 4" x 13' 7" (4.37m x 4.14m)

With two double door built in wardrobes, radiator and door to:

EN-SUITE

With large walk in shower enclosure, vanity wash basin, concealed cistern w.c., heated towel rail and shaver point.

FAMILY BATHROOM

8' 3" x 6' 3" (2.51m x 1.91m)

Having panelled bath, vanity wash basin and concealed cistern w.c., shaver point and heated towel rail.

DOUBLE BEDROOM

9' 2" x 8' 6" (2.79m x 2.59m)
With radiator and nice views.

DOUBLE BEDROOM

11' 4" x 9' 8" (3.45m x 2.95m)
With radiator.

BEDROOM

11' 6" x 7' 0" (3.51m x 2.13m)
With radiator.

STAIRCASE TO SECOND FLOOR LANDING

Having a large walk in storage cupboard.

DOUBLE ROOM

14' 9" x 14' 7" (4.5m x 4.44m)
With radiator and built in wardrobe. Door to:

EN-SUITE

Having large walk in shower enclosure, w.c., wall hanging wash basin and heated towel rail.

OUTSIDE

DRIVEWAY & GARAGE

There is a driveway to the side of the property that leads to the single garage with up and over door. There is an E.V. charging point to the side of the property. A gate from the driveway leads to:

REAR GARDEN

The present sellers during the summer of 2021 had the garden professionally landscaped and improved to include a large natural slate stone patio and sleeper beds with feature walling. There is an area of lawn and additional storage area to the side and the rear of the garage. Timber fencing forms the boundaries.

TENURE

The property is Freehold. We are advised there is a Management Fee of £180.00 per year for the communal areas.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

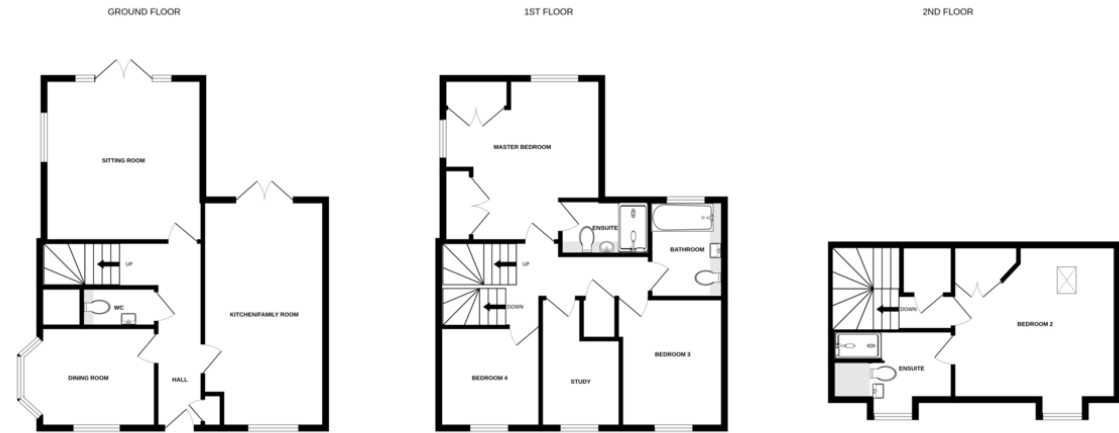
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

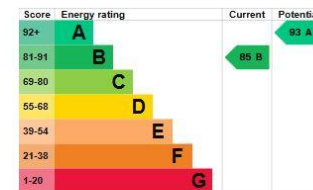


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Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60