

MARSH & MARSH PROPERTIES

Chestnut House, 24A Bridle Style, Shelf, HX3 7NW

£525,000



****ATTENTION TO ALL GROWING FAMILIES**** Bridle Style is one of the most desirable locations within the much sought after area of Shelf. Here we have an absolutely stunning and spacious **FOUR DOUBLE BEDROOM** detached family home that boasts two en-suite bedrooms along with a separate office. This is a **NEW BUILD** family home that has been built to a high standard and spec, where no expense has been spared and simply demands an internal inspection to fully appreciate what is on offer. There is a 4k solar panel system to help keep the electric bills low. In brief comprises of a spacious entrance hallway, cloakroom, lounge/reception room, a superb and expansive living kitchen/dining room which are all to the ground floor along with internal access to the integral garage. Four double bedrooms (two with en-suite shower rooms), an office and the house bathroom are all to the first floor. Externally you will find a driveway to the front for ample parking and a wonderful enclosed rear garden.

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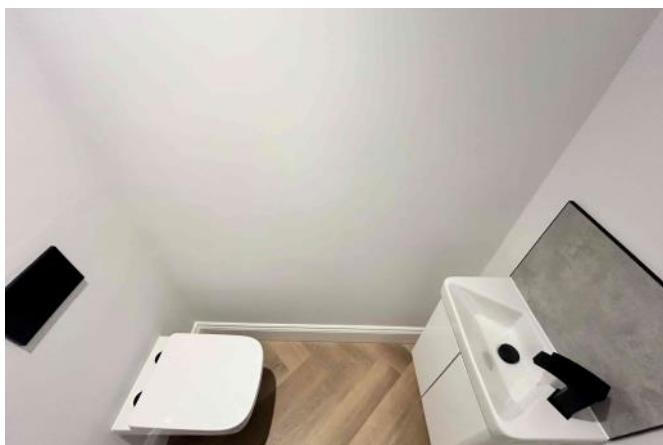
ENTRANCE HALLWAY

Offering a warm welcome to the property which is accessed through a double glazed composite door with a sidelight window, is this spacious entrance hallway with an



open staircase, parquet style LVT flooring which flows through the entirety of the first floor with under floor heating, ceiling spotlights, under the stair's storage cupboard, mains smoke alarm and internal access to the garage.

CLOAKROOM



A modern two piece suite comprises of a floating toilet and a floating vanity sink unit with a waterfall mixer tap and a splash back tile. To finish the room is a ceiling spotlight, extractor fan and LVT flooring with under floor heating.

LIVING ROOM 3.0 x 4.5m (10'0 x 14'9)

This is a spacious lounge with LVT flooring,

under floor heating, a three way dimmer light switch that includes two sockets for floor lamps, and UPVC mullioned windows.



LIVING KITCHEN/DINING/FAMILY ROOM 8.2 x 5.9m (26'10 x 19'6)



A room with the "WOW" factor!! This is perfect for all the family to enjoy your leisure time and excellent for those who love to entertain. Large bi-folding patio doors open this already expansive room up to the rear garden, which is fantastic for

those family and friend gatherings. The space on offer is easily large enough to provide comfortable living space, along with a large dining table. The modern kitchen boasts a wide range of wall and base units, along with an island unit that doubles up as a breakfast bar and has two pendant lights above. To compliment the units are white quartz worktops and matching upstands and a one and a half bowl sink with a chrome mixer tap. Integrated appliances include a fridge, freezer, and a dishwasher along with a twin built-in electric oven, induction hob with a cooker hood above, all of which are high specification NEFF products. To complete this room are the ceiling spotlights, LVT flooring with under floor heating, a large roof light window to provide an abundance of natural light and a UPVC window.

match those of the kitchen. Here you will find a stainless steel sink with a mixer tap, quartz worktop and matching upstands, space and plumbing for a washing machine and a tumble dryer. To complete this room are ceiling spotlights, LVT flooring with under floor heating, extractor fan, UPVC window and a Double glazed composite door.



UTILITY ROOM 3.0 x 2.2m (10'0 x 7'0)

A spacious room with modern units to

LANDING



An open staircase leads up from the entrance hall to the spacious landing where you will find a useful storage cupboard and loft access via a pull down ladder.

BEDROOM ONE 4.4 x 2.8m (14'7 x 9'2)

A double room with a radiator and stone mullioned UPVC windows.



A double room with a radiator and stone mullioned UPVC windows.

EN-SUITE SHOWER ROOM



EN-SUITE SHOWER ROOM



This modern three piece suite comprises of a shower cubicle with a handheld and rainfall power shower, a floating w/c and a floating vanity sink unit. Completing the room to a high spec there is a matt black towel radiator to match the shower and tap, tasteful wall and floor tiles, shaver point, ceiling spotlights, extractor fan and a UPVC window.

This modern three piece suite comprises of a shower cubicle with a handheld and rainfall power shower, a floating w/c and a floating vanity sink unit. Completing the room to a high spec there is a matt black towel radiator to match the shower and tap, tasteful wall and floor tiles, shaver point, ceiling spotlights and an extractor fan.

BEDROOM THREE 3.0 x 3.9m (9'10 x 12'9)



A double room with a radiator and stone mullioned UPVC windows.

BEDROOM TWO 3.0 x 3.8m (10'0 x 12'5)



BEDROOM FOUR 3.7 x 2.8m (12'1 x 9'2)

A double room with a radiator and stone mullioned UPVC windows.



OFFICE 2.1 x 2.0m (6'10 x 6'6)



This could be a nursery, however, the property was designed for this to be an in house office. Radiator and a UPVC window.

BATHROOM



This modern three piece suite comprises of a bath with a mixer tap and a handheld and rainfall power shower with a shower screen, a floating w/c and a floating vanity sink unit. Completing the room to a high

spec there is a matt black towel radiator to match the shower and tap, tasteful wall and floor tiles, shaver point, ceiling spotlights, extractor fan and a UPVC window.



GARAGE 3.0 x 6.4m (9'8 x 20'11)

Larger than your average garage which houses the combination boiler and is accessed via an electric up and over garage door along with internal access to the house.

EXTERNAL



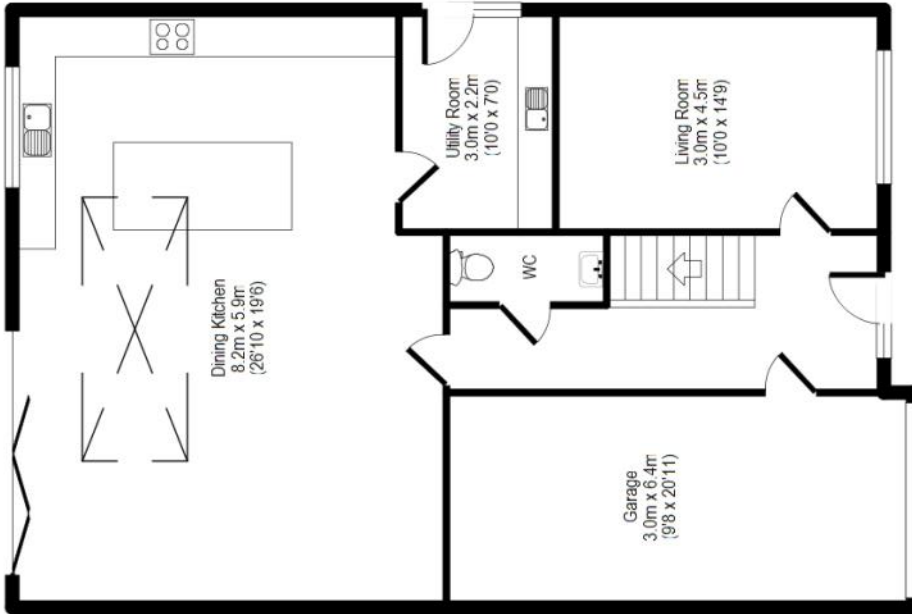
To the front of the property, you will find ample parking space on a tasteful resin driveway a car charging point and external lighting. The rear garden catches the sun most of the day and through the evening. Here you will find a well presented and relatively minimal maintenance garden with a lawn and decking area. There is also

external lighting and an external tap.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 172 sq. m / 1856 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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