





4 Honey Bee Gardens, Stanton Hill

Guide Price £310,000 - £320,000 Freehold

IMMACULATE DETACHED FAMILY HOME • FOUR BEDROOMS, MASTER HAS DRESSING AREA AND EN-SUITE • OPEN PLAN KITCHEN/DINING AREA PERFECT FOR HOSTING GUESTS • DRIVEWAY, GARAGE, GARDEN • EPC RATING: D















Hallway

The hallway provides access to all of the downstairs accommodation has a central heating radiator and stairs rising to the first floor.

Living Room

14' 9" x 10' 2" (4.50m x 3.10m)

The lounge is a neutrally decorative room with a UPVC double glazed bay window to the front aspect allowing natural light to the room.

Two central heating radiators keep the room comfortable along with TV and power points.

Integral Garage

The integral garage is a superb size space and versatile due to it being an integral space from the hallway. There is potential subject to relevant permissions to convert further living accommodation should you require. Currently there is an up and over door, power and lighting. The gas central heating boiler is also located here.

Open Plan Dining Kitchen

19' 4" x 13' 1" (5.89m x 3.99m)

The open plan dining kitchen space consumes the rear of the property and provide a fantastic space for relaxing and entertaining. The dining area comfortably seats at least 4 to 6 people with a breakfast bar area providing further seating space. There is a central heating radiator, TV point, power points and UPVC double glazed doors provide access and views to the rear garden. The kitchen is a contemporary modern space with wall & base units with integral appliances, including a fridge, freezer and dishwasher. There is a fitted oven and a work surface incorporates a four ring gas hob with extractor above and one and a half bowl sink & drainer unit with a mixer tap. There is open access to the utility area and a UPVC double glazed window to the rear aspect providing natural light to the room.

Utility Room

7' 5" x 5' 4" (2.26m x 1.63m)

The utility has matching base units and worksurface to the kitchen continuing the contemporary feel. There is space and plumbing for a washing machine, central heating radiator. A UPVC double glazed door provides access out to the rear garden and internal door leads to the downstairs WC.

Downstairs WC

The downstairs WC benefits from a low flush WC and a wall mounted sink unit with a mixer tap with complimentary tiled splash backs and a central heating radiator.

Landing

The landing area provides internal doors leading to all of the upstairs accommodation along with a fitted cupboard providing storage space and also houses the hot water cylinder. Additionally there's a central heating radiator, a UPVC double glazed window to the side aspect and loft access.

Bedroom 1

10' 10" x 9' 11" (3.30m x 3.02m)

A fantastic size double bedroom which overlooks the rear garden via a UPVC double glazed window which provides plenty of natural light. A central heating radiator, a walk-in dressing area with fitted wardrobes and sliding mirror doors, feature spot down lighting, and an internal to the en-suite.

En Suite

A modern suite comprising briefly of a low flush WC, pedestal sink with a mixer tap and a mains fed shower cubicle with sliding glazed doors and tiling to the cubicle itself. There are spotlights to the ceiling, central heating radiator and a UPVC double glazed window to the rear aspect.

Bedroom 2

13' 0" x 9' 11" (3.96m x 3.02m)

A good size double bedroom with a UPVC double glazed window to the front aspect, central heating radiator, neutral decoration and power points.

Bedroom 3

11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom three is a fantastic size double bedroom in our opinion. Having a UPVC double glazed window to the rear aspect offering natural light to the room, a central heating radiator and power points.

Bedroom 4

10' 10" x 8' 8" (3.30m x 2.64m)

Bedroom four is another double bedroom with a UPVC double glazed window to the front aspect allowing natural light, central heating radiator and power points

Bathroom

sink with a mixer tap. A panelled bath and a separate mains fed shower which is a huge advantage. There are half tiled walls, centra heating radiator, UPVC double glazed window to the front aspect and spotlights illuminate the ceiling.

Outside

The front of the property benefit from a paved driveway providing parking comfortably for two cars with a lawn to the side. Access to the main entrance door and gated access leads round to the rear garden. Rear garden is a beautifully landscape space having an Indian sandstone patio area ideal for seating and entertaining. This leads to a lawn ideal for children to play, with fenced boundaries providing security and a degree of privacy. A shed to the top of the garden installed on a paved base will be included within the property sale. Additional benefits to the rear garden are an outside tap, external power source and gated access to the side which intern provides seamless access to the front.

Additional Information

Tenure: Freehold

Council Tax Band: D

Potential buyers are to be aware that there will be a service charge for the communal areas of the development once finished. Fee's tbc once the site is nearing completion and a management company will be in place. This is common for most new build developments.





