Holmer Lake is a much favoured residential area of Telford and is located about 2 1/2 miles south of Telford town centre with its covered shopping centre, Southwater leisure complex, retail parks and train station. Primary and Secondary schools are also nearby as well as the local centre at Stirchley with its supermarket and medical centre.

The property is positioned at the entrance of a development of privately built detached houses and the rear garden benefits from not being directly overlooked from the back. The house has been modernised over recent years to an extremely high standard and internal viewing is recommended to fully appreciate the quality of the fittings; particularly to the Kitchen, Bathrooms and Conservatory. The gas centrally heated and fully double glazed accommodation also benefits from reduced electricity bills / payments because of the PV panels fitted to the garage roof. The accommodation is set out in more detail as follows :-

RECESS STORM PORCH: With quarry tiled floor and light fitting. Edwardian style PVC panelled and leaded patterned double glazed Entrance door with matching side screen.

RECEPTION HALL: Having tiled floor with underfloor heating. Coving detail to ceiling and panelled radiator. Understairs storage cupboard with light fitting and patterned double glazed window. Also separate Cloaks W.C. with hanging rail and shelving.

GUEST CLOAKS W.C.: Having white low level flush W.C. and wash hand basin. Also ceramic tiled floor with underfloor heating. Half height wall tiling and heated towel radiator.

FULL DEPTH LOUNGE: 5.67m x 3.95m (18'7" x 13'0") A lovely well-proportioned reception room with box bay window to the front having UPVC framed double glazed units and finished internally with "Sandersons" shutter style blinds. Also panelled radiators and UPVC framed double glazed French doors to rear garden. Brick fireplace surround with Living Flame coal effect gas fire and quarry tiled hearth. Coving detail to ceiling.

STUDY / OFFICE: 2.35m x 2.85m (7'9" x 9'4") Having "Sharps" bespoke office furniture, comprising built-in desk, drawer units and extensive shelving. Also panelled radiator and UPVC framed double glazed window.

DINING ROOM: 3.85m x 3.12m (12'8" x 10'3" max) Having bespoke Neville Johnson furniture consisting of solid wood double cabinet with open shelving either side and glass fronted cabinets above. UPVC framed double glazed window and panelled radiator having matching solid wood cover. Ceramic tiled floor with underfloor heating and coving detail to ceiling. Double full height glazed doors to lovely size Conservatory.

CONSERVATORY: 3.80m x 3.40m (12'6" x 11'2") A super addition to the house having cavity brick base walls with UPVC framed double glazed units above and a translucent panelled hipped roof. Internally there are Sanderson blinds to glazed

elevations and French doors. Ceramic tiled floor with underfloor heating. Also panelled radiator, lighting and power.

















KITCHEN: 3.00m x 3.60m (9'10" x 11'10") Refitted to an extremely high standard and comprising an extensive range of base and wall mounted cupboards the former being finished with Corian work surface. In more detail a single basin single drainer sink unit with single cupboard below and corner cupboards either side with tiered shelved carousel. Integrated dish washer, fridge and freezer. Remaining cupboards have pull-out storage drawer units and matching fronts. Neff induction hob with stainless steel angled Baumatic extractor fan above. Baumatic stainless steel electric oven with matching microwave above. Cupboards above and below as well as various matching wall mounted cabinets. Ceramic tiled floor with underfloor heating as well as a flat panelled radiator. Recess spotlighting as well as under counter and floor level lighting. UPVC framed double glazed window with outlook to the front.

UTILITY ROOM: 3.00m x 1.50m (9'10" x 4'11") Having a range of base and wall mounted cupboards matching the Kitchen and to include a stainless steel single basin single drainer sink unit with double drawer unit below. Recess for washing machine. Opposite is a further area of work surface with double drawer unit below and space to the side suitable for a condensing dryer. Splash back wall tiling and ceramic tiled floor with underfloor heating. Chrome tower radiator, coving detail to ceiling and recess spotlighting. Wall mounted cabinets, one concealing the central heating boiler. External door side door and UPVC framed double glazed window. Also access hatch to Loft.

From the Reception Hall, stairs with half turn and Landing. Also UPVC framed patterned leaded double glazed window. FIRST FLOOR LANDING: Having drop down ladder access to boarded loft with light fitting.

BEDROOM 2: 3.00m x 3.00m (9'10" x 9'10") Double size bedroom and having box bay window to the front with UPVC framed double glazed units. Also double and single wardrobes as well as panelled radiator and coving detail to ceiling.

BEDROOM 3: 4.00m x 2.55m (13'1" max x 8'4") Double size bedroom with UPVC framed double glazed window, panelled radiator and coving detail to ceiling.

FAMILY BATHROOM: Refitted suite comprising 'P' shaped bath with shower over. Low level flush W.C. with concealed cistern and inset wash hand basin with cabinet below. Fully tiled walls and floor, chrome tower radiator, recess spotlighting, and UPVC framed patterned double glazed window.



MASTER BEDROOM: 3.78m x 3.52m (12'5" x 11'6" max) Having three built-in double wardrobes, panelled radiator and UPVC framed double glazed window. EN-SUITE **SHOWER ROOM:** With $1\frac{1}{2}$ width shower cubicle and Triton shower unit. Low level flush W.C. and wash hand basin with builtin vanity cupboard. Full height wall tiling and UPVC framed patterned double glazed window. Tower radiator.

BEDROOM 4: 2.00m x 2.87m (6'7" x 9'5") A good size bedroom with panelled radiator and coving detail to ceiling. UPVC framed double glazed window.



OUTSIDE: The property is approached from the front over a block payioured driveway suitable for four cars. The front garden is set out to established well stocked borders and lawn. ATTACHED DOUBLE GARAGE: 5.20m x 5.20m (17'1" max x 17'1" max) With two single up and over doors to the front, and power and lighting. The rear section to one of the garage bays has been partitioned to provide a separate store area with external door to side path, and access to loft space. From the driveway, stone flagged path to the front porch. Also from the driveway is a gated and canopied side path having lighting, power and cold water The enclosed rear garden is not overlooked from the back and has been landscaped to provide welltap. stocked flower / shrubbed beds, stepped area of lawn and water feature. A pleasant feature of the garden is the sunny private side garden having block pavioured floor, established Honeysuckle and Clematis. Also timber garden shed and outside lighting.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the property is Band E.

TENURE: The property is freehold and vacant possession will be given on completion.

SERVICES: All usual mains services are understood to be connected to the property. The property also benefits from having PV panels to the garage roof.

VIEWING: Strictly by prior appointment with the Agents Telford Town Centre Office – 01952 201700.

FLOOR PLAN:



Agents Notes:

Tempertons

While we endeavour to make our sales details accurate and reliable, if there is Ι. any point which is of particular importance to you, please contact our office and we will try to check the information for you.

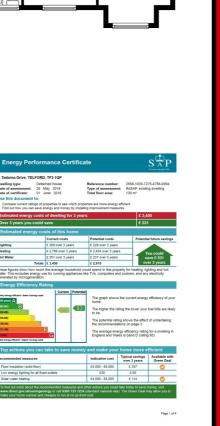
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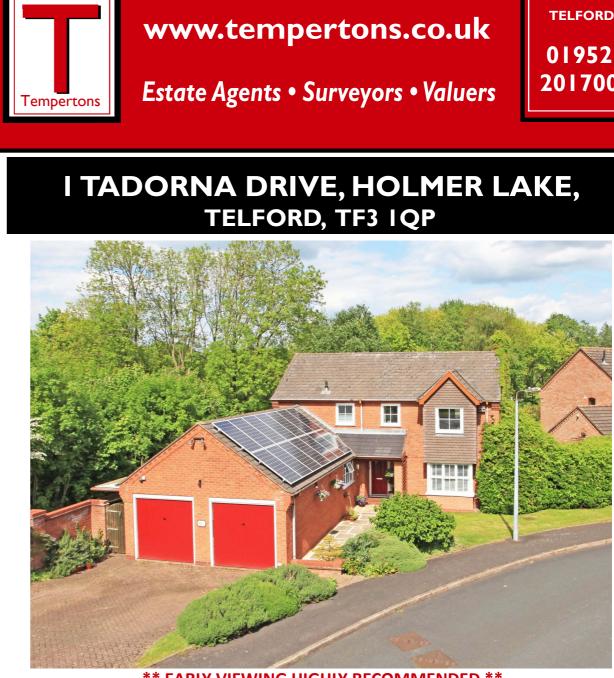
Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

Our room sizes are guoted in metres on a wall to wall basis to the nearest one 3 tenth of a metre. The imperial equivalent (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments or new carpets etc

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