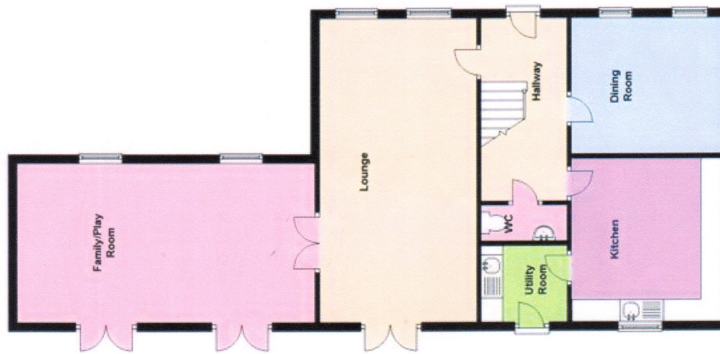




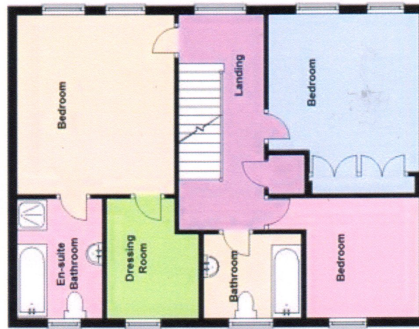
NO ONWARD CHAIN Hamilton Piers are pleased to offer FOR SALE FREEHOLD this attractive five bedroom detached family home occupying a good sized corner plot and enjoying picturesque views. Having undergone extensive internal refurbishment recently an internal inspection is advised.



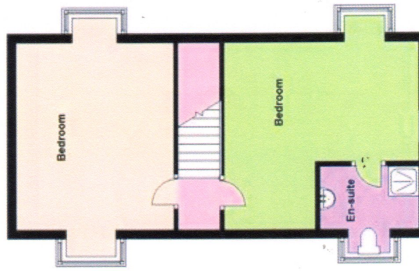
Ground Floor
Approx. 385.9 sq. feet



First Floor
Approx. 106.3 sq. feet



Second Floor
Approx. 102.7 sq. feet



Added to
websites.
3/9. ✓

Total area approx. 2155.6 sq. feet

Produced by Property Tracker 01246 1231650 Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. 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 full requirements.
Plan produced using The Estate Agent

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hamilton Piers are pleased to offer FOR SALE FREEHOLD this attractive five bedroom detached family home occupying a good sized corner plot and enjoying picturesque views. Having undergone extensive internal refurbishment recently and offering NOONWARDCHAIN, it is without hesitation we would recommend an immediate internal inspection.

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

Approached via part glazed entrance door, stairs to first floor, understairs storage cupboard, carpet to floor and smooth coved ceiling.

CLOAKROOM:

Re-fitted, with low level W.C, vanity wash hand basin with tiled splashbacks, heated towel rail and tiled flooring and smooth ceiling.

LOUNGE: (23' 6" x 11' 11")

Double glazed windows to front, feature fireplace with flame effect gas fire with wooden surround, radiator, television and telephone points, laminate flooring and smooth coved ceiling. French doors to rear garden.

KITCHEN / DINER: (23' 3" x 11' 7")

Two double glazed windows to front and one to rear, range of matching soft close white high gloss base and wall units with edged work surfaces incorporating a ceramic one and a half bowl sink with central mixer tap and glass splashback, built-in electric double oven with five ring gas hob and extractor hood over, integrated dishwasher, pull-out pantry, floating island with Zebrano solid wood work top, store cupboards and integrated wine cooler, space for fridge / freezer, radiator, engineered wood flooring and smooth coved ceiling.

UTILITY ROOM: (6' 3" x 5' 10")

American style fridge freezer, stainless steel single bowl sink drainer with central mixer taps, space for washing machine, wall mounted boiler in cupboard, radiator, solid oak flooring and smooth ceiling. Door to rear garden.

FAMILYROOM / GAMESROOM: (22' 9" x 12' 2")

Double glazed window to front, radiator, access to loft, laminate flooring and smooth ceiling. Two sets of French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front, airing cupboard, new carpet to floor and smooth ceiling.

MASTER BEDROOM: (13' 9" x 12' 2")

Two double glazed windows to front, television and telephone points, laminate flooring and smooth coved ceiling.

WALK-IN DRESSING AREA: (9' 3" x 6' 10")

Double glazed window to rear, fitted wardrobes, radiator, laminate flooring and smooth coved ceiling.

EN-SUITE TO MASTER: Newly Fitted

Opaque double glazed window to rear, re-fitted bathroom with tiled panelled bath with waterfall taps, low level WC, pedestal wash hand basin with tiled splashbacks, illuminated mirror with de-mister and shaver point, extractor fan, radiator, tiled flooring and smooth ceiling.

BEDROOMTWO: (11' 9" x 11' 6")

Two double glazed windows to front, radiator, carpet to floor and smooth coved ceiling.

BEDROOMFIVE: (9' 7" x 9' 8")

Double glazed window to rear, radiator, carpet to floor and smooth coved ceiling.

FAMILYBATHROOM:

Opaque double glazed window to rear, panelled bath with central mixer taps and shower attachment over, low level WC, pedestal wash hand basin with tiled splashbacks, shaver point, radiator, wood effect flooring and smooth ceiling.

SECOND FLOOR ACCOMMODATION:

LANDING:

Double glazed Velux window to rear, loft access, new carpet to floor and smooth coved ceiling.

BEDROOMTHREE:(15' 0" x 12' 2") plus door recess

Double glazed windows to front and side, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

EN-SUITE:

Opaque double glazed window to rear, single shower, low level WC, pedestal wash hand basin, tiled splashbacks, shaver point, extractor fan, radiator, carpet to floor and smooth ceiling.

BEDROOMFOUR: (14' 5" x 12' 2")

Double glazed window to front and side, built-in wardrobes radiator, carpet flooring and smooth ceiling.

EXTERIOR:

The property is approached via a pathway which leads to the front door with pillars and canopy over.

REAR GARDEN

The part walled, part fenced rear garden has been landscaped and is mainly laid to lawn with patio area and large decked area plus outside tap, power and lighting fitted. Access gate to side.

GARAGE DRIVEWAY AND PARKING

To the rear of the property a block paved driveway providing off road parking for numerous vehicles leading to the detached double garage with up and over door, eaves storage and power and lighting fitted.

AGENTS NOTES

If you have any further questions regarding this property, please call 01376 341141.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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