



1 Honeysuckle Way, Loughborough
£369,950

MOORE
& YORK

A spacious five bedroom family home in this highly sought-after development, close to sought after local primary and secondary schools which are within walking distance. The location benefits from many family friendly open green spaces and the property which is well presented throughout, offers uPVC double-glazed & gas centrally heated with refitted kitchen & bathrooms, additional conservatory & good-sized plot. With three fine reception rooms, entrance hall, WC, breakfast kitchen & utility, master with en-suite & family bathroom & 4 further bedrooms. Inspection absolutely essential. EPC rate D.

GENERAL INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

Loughborough also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

FRONTAGE

The property sits in a particularly pleasant position adjacent to a small area of open green space, with an attractive frontage having hedging to the front boundary and lawned front garden with a variety of low-maintenance evergreen shrubs to border.

PARKING & GARAGE

A gated accessway to the property's left-hand side leads to the enclosed rear garden and a double-width driveway provides comfortable parking for two vehicles leading to the integral garage, which has an up-and-over door to front, internal power and lighting. There are several outside light points across the property's front elevation and within the recessed porch.

RECESSED PORCH

With terracotta tiled floor and outside light point, composite door with double-glazed decorative window with complementary leaded side screens, gives internal access to:

ENTRANCE HALL

5.15m x 1.74m (16'11" x 5'9")

With attractive central feature staircase with quarter landing plus storage cupboard beneath and balustrade overlooking the hallway and being part-galleried to the landing above, coved ceiling with smoke alarm and two light points, central heating radiator and throughout having an attractive high-spec Amtico floor with central motif and decorative boarder. Doors give access off to both reception rooms, the ground floor WC and the breakfast kitchen.



LOUNGE

5.44m x 3.57m (17'10" x 11'9")

With uPVC double-glazed walk-in bay window to front, coved ceiling with light point, double and single radiators, wall light points and attractive Minster stone-style fireplace with living flame fire inset. Virgin cable and terrestrial TV connection points, Virgin and BT telephone sockets (all subject to subscriptions).



OFFICE/PLAYROOM

5.02 x 2.31 (16'6" x 7'7")

With uPVC Double glazed widow to the properties front elevation and upright central heating radiator plus ceiling light point.

A flexible third reception room with plenty of space for lots of differing needs.



DINING ROOM

3.57m x 2.97m (11'9" x 9'9")

With oak planked flooring, central heating radiator, coved ceiling and light point with double-glazed sliding patio doors leading rearwards to:



CONSERVATORY

4.4m x 3.82m overall (14'5" x 12'6" overall)

Of uPVC construction with decorative brick base and opaque roof with fan/light point, secondary wall light point, plentiful power sockets and TV point, uPVC double-glazed french doors open to the rear garden and with fitted blinds.

GROUND FLOOR WC

1.86m x 0.95m (6'1" x 3'1")

Having light-coloured suite comprising close-coupled WC and wall-mounted washbasin with tiled splash-back, radiator, coved ceiling and light point, obscure uPVC double-glazed rear window.

REFITTED KITCHEN

4.08m x 2.96m max (13'5" x 9'9" max)

Attractively refitted with oak units and contemporary-style brushed steel handles with contrasting granite work-surfaces with matching upstands, Franke composite sink with integrated vegetable/salad drainer and glass chopping board, space for Rangemaster oven with splash-back and extractor hood and integrated Bosch dishwasher and larder fridge plus pull-out grocery unit, tiled floor with underfloor heating, coved ceiling with light point and uPVC double-glazed window to the property's rear elevation. Ample space for breakfast table and doorway at the side leading through to:



UTILITY ROOM

2.97m x 1.59m (9'9" x 5'3")

Fitted to match the kitchen with space beneath the work-surface for washer and dryer, additional larder unit and separate storage cupboards, black granite work-

surface with up-stands and Franke sink with accompaniments all matching the kitchen, wall-mounted recently fitted combi boiler with adjacent timer controls, ceiling light point and uPVC double-glazed window to side and door with double-glazed obscure window inset leading to the rear garden, central heating radiator and internal door leading off to:



INTEGRAL GARAGE

5.19m x 5.06m overall (17'0" x 16'7" overall)

With half-width open-way between the two separate garages, each having its own up-and-over door, plus ceiling light point. The garage also houses the electrical consumer unit and has power sockets and space for additional appliances and/or workshop use.

FIRST FLOOR LANDING

Part-galleried to the hallway as previously mentioned, with ceiling light point, loft access hatch and central heating radiator, over-stairwell cupboard with pre-lagged cylinder and linen storage shelves with doors off to all five bedrooms and the family

bathroom.

MASTER BEDROOM

4.46m x 3.41m (14'8" x 11'2")

Having a comprehensive range of fitted bedroom furniture for storage and display purposes including wardrobes, bedside cabinets, vanity units and additional drawer/cupboard space. Coved ceiling with light point, double radiator, TV and telephone sockets and uPVC double-glazed window to the property's front elevation. A door leads off to:



REFITTED EN-SUITE

2.2m x 1.52m (7'3" x 5'0")

With three-piece suite comprising quadrant shower cubicle with full-height tiling and electric shower, adjacent pedestal washbasin with monobloc mixer tap and close-coupled WC with push-button flush, dado-height tiling to parts, white-finish towel radiator, coved ceiling with light point, extractor fan, corner display unit with cupboard beneath and obscure uPVC double-glazed window to the property's

front elevation.



BEDROOM TWO

3.58m x 3.2m min (11'9" x 10'6" min)

Coved ceiling with light point, radiator and uPVC double-glazed window to the property's rear elevation.

BEDROOM THREE

3.09m x 2.96m max (10'2" x 9'9" max)

With ceiling light point and central heating radiator and uPVC double-glazed window to the property's front elevation.

BEDROOM FOUR

5.29m x 2.36m (17'4" x 7'9")

With uPVC double-glazed dormer window to the property's front elevation, ceiling light point, two central heating radiators and built-in wardrobe to the end of the room with three access doors, hanging rail and storage space beneath.



BEDROOM FIVE

2.55m x 2.05m (8'4" x 6'9")

With coved ceiling and light point, central heating radiator and uPVC double-glazed window overlooking the property's rear garden.



FAMILY BATHROOM

2.12m x 2.04m (6'11" x 6'8")

Again refitted with a modern white suite comprising panelled shower/bath with shower mixer, separate electric shower and full-height tiling, pedestal washbasin with

monobloc mixer tap and close-coupled WC with push-button flush, dado-height tiling to the walls, illuminated vanity mirror, shaver socket, extractor fan and ceiling down-lights, coved ceiling, contrasting floor tiling and obscure uPVC double-glazed window to the property's rear elevation.



REAR ELEVATION



REAR GARDEN

The property's rear garden has a slabbed patio to the immediate rear which extends to a perimeter pathway circling the central lawn, there is a brick-built barbeque and

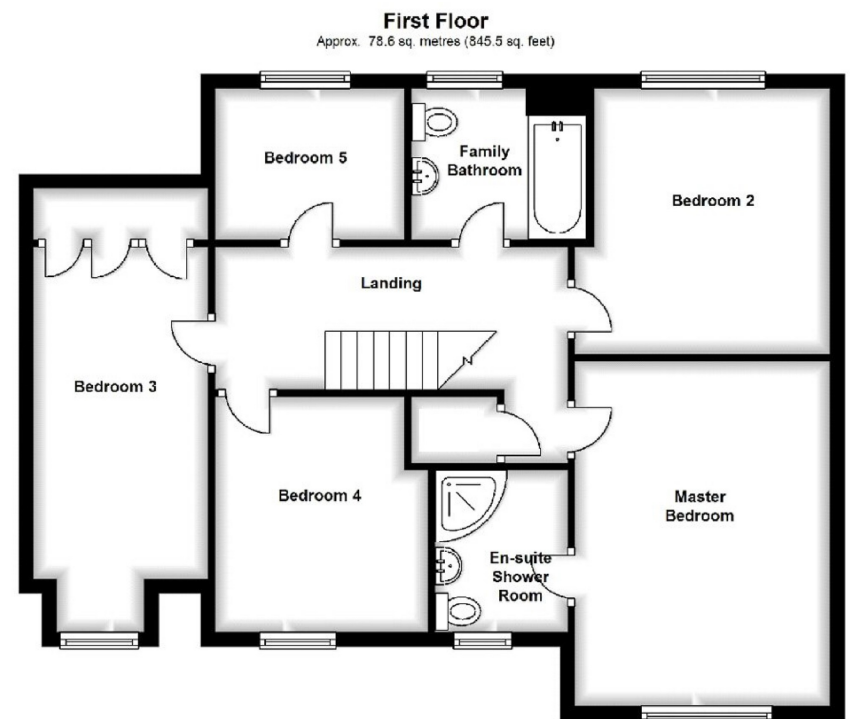
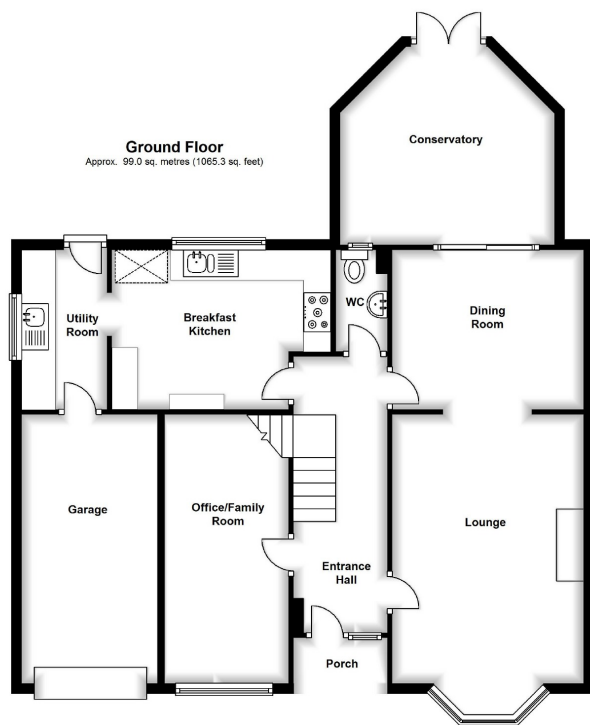
gazebo with wisteria and space beneath for children's summer house, there is further space at the foot of the garden ideal for a timber shed and fencing/walling to the boundaries. The property enjoys a pleasant aspect with open green space at the side.



PLOT PLAN







Directions

The property is best approached by leaving Epinal Way (headed south-bound) from the traffic island junction with Park Road, turn right and continue straight over the mini island leading to the Tesco superstore, and continuing for some distance, take an eventual left-hand turn into Atherstone Road, follow Atherstone Road around the right-hand bend and up the incline until reaching the angled 'T'-junction at the end of the road turning left here into Fairmeadows Way. Continue for some distance into Laurel Road and take an eventual right-hand turn into Haddon Way. From Haddon Way take the first left into Copse Grove and the property can be located immediately ahead.

Making an Offer

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Property Information Questionnaire

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

Important Information

Although we endeavor to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor. All floor plans and/or measurements shown/quoted are believed to be within 5% but must not be relied upon - purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

Surveys and Valuations

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Contact us on

18 Devonshire Square, Loughborough,
Leicestershire, LE11 3DT

Tel: 01509 214546

Email: loughborough@mooreandyork.com

Web: www.mooreandyork.co.uk

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