



## Derisley Close

Byfleet, Surrey, KT14 7QA.

Wingate & Withers  
ESTATE AGENTS

- Three bedroom family home
- Garage and parking
- Solar panels
- En-suite to master

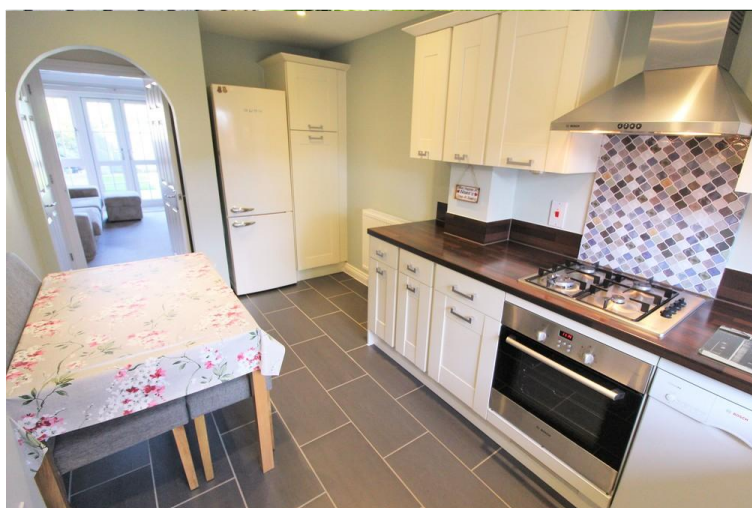
**Guide Price £435,000**

Freehold





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## Property Description

### INTRODUCTION

Built in 2008, this lovely gated development was built on the historic farm that reared Derisley Cows. This property is situated close to the entrance offering two parking spaces outside the property and a garage.

The location of this stunning property is great for commuters with Byfleet and New Haw station approximately 15 minutes walk and schools for all years including nurseries and sixth form college.

Byfleet village is a family friendly community that benefits from having family friendly pubs and restaurants close by and also shops of all ranges including post office, Tesco's and Marks and Spencers.





### ENTRANCE

UPVC front door with frosted glass panels leading to this stunning turn key property. Carpeted entrance hall, freshly decorated with white walls, central ceiling light, radiator and smoke alarm. Door leading the kitchen.

### KITCHEN

Modern cream shaker style kitchen with a vast range of matching eye and base level cupboards, generous amount of walnut wood effect work top and an integrated four gas burner hob with extractor fan and electric oven. Space for appliances including slim line dishwasher, washing machine and free standing tall fridge freezer. Stainless steel sink with 1 1/2 bowl and drainer situated below a double glazed window overlooking the entrance. Potterton Boiler housed in a discreet matching cupboard. tiled floor, space for dining table and chairs.

### CLOAKROOM

Archway leading to the lounge, door to the cloakroom, white corner pedestal hand basin and toilet. Other features include carpet, extractor fan and down lights.

### LOUNGE

Impressive lounge with large double glazed patio doors leading out onto the garden, further side panel windows. Amazing feature's include fitted Ezee Glow mini Zara Blackwell fireplace that gives a relaxing ambience with the flames flickering and gentle heat distributor. Space for wall mounted television in a recessed wall, high quality feature wall paper that compliments the colours within the room, carpet, ample electrical sockets, sky installed and central ceiling lights.

### STAIRS AND LANDING TO FIRST FLOOR

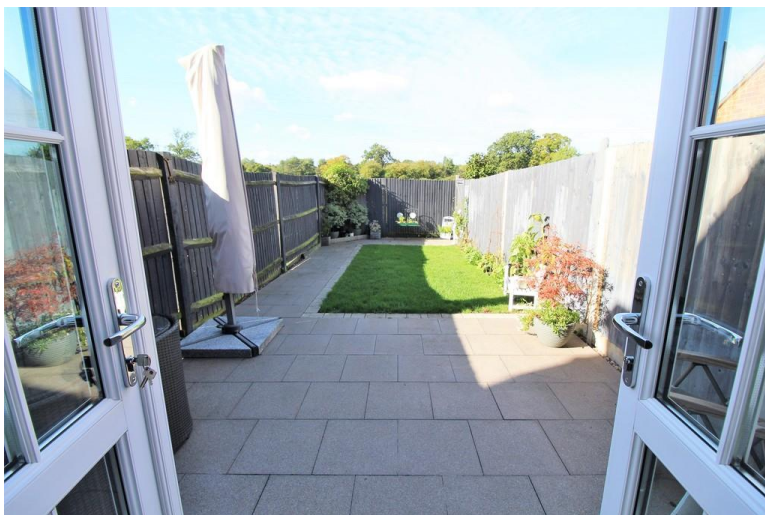
Wide staircase with white bannister and wooden hand rail leading onto a landing with smoke alarm, Light and bright landing with white wooden panel doors to the bathroom and two bedrooms.

### MASTER BEDROOM

Situated at the rear of the property this lovely sized double bedroom offers a large double glazed window overlooking fields that accommodate horses and views of fields. Television aerial and sky installed, central ceiling light on dimmer switch, built in double wardrobes, carpets and white door to the en-suite.

### EN-SUITE TO MASTER

Modern en-suite to the master with large shower enclosure and thermostatic shower. Part tiled walls, hand basin with chrome taps, low level toilet, heated chrome towel rail, shaving point and extractor fan.





### **BATHROOM**

White bathroom suite comprising of a large enclosed panel bath and central chrome mixer taps with hand held shower. Pedestal basin, white low level toilet, down lights, heated chrome towel rail, shaving point and extraction fan.

### **SECOND BEDROOM**

double bedroom situated in the front of the property, large double glazed window overlooking the front entrance, benefitting from a wall of built in mirrored wardrobes with sliding doors, carpet and central ceiling light.



### **STAIRS**

Further staircase leading of the landing and large walk in storage cupboard.

### **WALK IN STORAGE CUPBOARD**

Solar system, housing the Mega-Tech water tank this room offers ample space to put a rail and use as an airing cupboard.

### **THIRD BEDROOM**

Lovely light and bright room with two front elevated velux at the front and a further velux at the rear, all with fitted blinds and nets, carpets, walk-in.



### **GARDEN**

Westerly facing garden with a lovely sunny garden, patio area and footpath to the rear gate, mostly laid to lawn, flower beds. Other benefits include an outside tap, outside light and not over looked.

### **GARAGE**

Up and over door to this single spacious garage that is dry and secure.

### **PARKING**

Parking space for one or two cars in front of the garage.

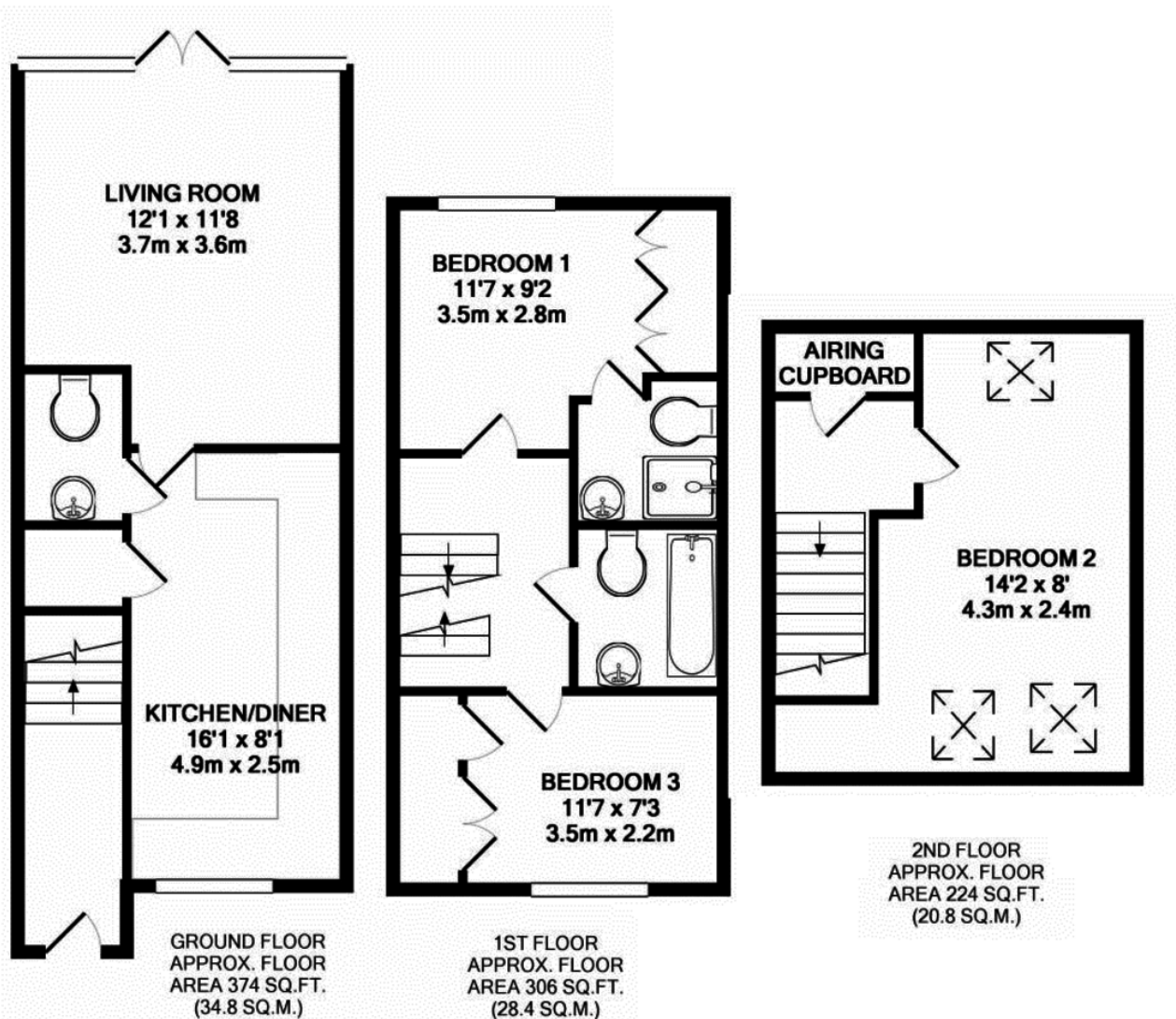
### **SIDE ACCESS LAND**

Area at the rear of the garage with space to put a shed and additional exterior storage.



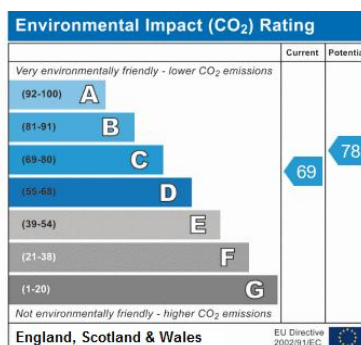
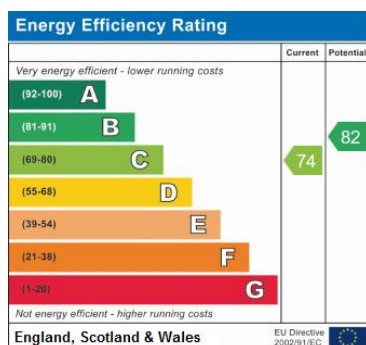






**TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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