



7 The Gables Paddock Eastrington DN14 7GF

£460,000

FREEHOLD

This individual detached bungalow is situated in a tucked away position at the head of this select development. The property is very well presented and is surrounded by beautiful landscaped, cottage gardens. The property offers accommodation briefly comprising; entrance hall, lounge with wood burning stove, kitchen, dining room, orangery, utility room, study, master bedroom with ensuite, house bathroom and two further bedrooms. Outside there are lovely landscaped gardens, ample parking and a double garage. Viewing is highly recommended to appreciate the quality of this lovely property.

EPC: D



- Characterful Detached Bungalow located in a sought after village
- Modern newly refurbished Kitchen
- Three Bedrooms, one with En-suite

Entrance Hall

Open aspect to the Kitchen. Double glazed entrance door. Built-in storage cupboard with shelving and hanging rail. Solid oak flooring. One central heating radiator.

Lounge

Black cast fire surround with multi fuel burning stove. French doors giving access to the rear garden. Coving to the ceiling and concealed ceiling lights. Solid oak flooring. Two central heating radiators.

Kitchen/Breakfast Room

Comprising a range of white fitted base and wall units with quartz worktop and upstand and Belfast sink. Integrated fridge and freezer. 'Rangemaster' double oven, grill and warming drawers with rangemaster cooker hood above. Five burner gas hob and hot plate. Integrated waste bins. Beautiful timber oak beam surround. Inset ceiling lights. Solid oak flooring.

Dining Room

Open aspect dining area with arched painted brick effect ceiling, painted timber panelling to walls with shelving above. Concealed ceiling lights. Oak flooring. One central heating radiator.

Orangery

Vaulted glass panelled ceilings with spotlights. Brick feature fire recess housing a wood burning stove with oak beam over. Polished brick set floor with underfloor heating. Two sets of uPVC French doors leading to rear garden. Concealed sliding door leading into dining room.

Utility Room

Leading from the kitchen. Fitted with a range of base and wall units in sage laminate with laminate worktops incorporating a single

drainer stainless steel sink with mixer tap. Plumbing for a washing machine. Access doors to the garage and study. Oak flooring. Inset ceiling lights. One central heating radiator.

Study

Painted exposed brick walls. Limestone flooring with under floor heating. Two Velux roof windows. uPVC French doors leading to the garden. Inset ceiling lights.

Bathroom

White suite comprising a walk in double shower, vanity wash hand basin with cupboards below and low flush w.c with concealed cistern. Chrome heated towel rail. Fully tiled walls. Concealed ceiling lights and extractor.

Bedroom Two

To the rear elevation. Concealed ceiling lights. One central heating radiator. Solid oak flooring.

Bedroom Three

To the rear elevation. Concealed ceiling lights. One central heating radiator. Solid oak flooring.

Master Bedroom with Dressing Area

To the rear elevation. Comprising a range of fitted wardrobes. Dressing area. Solid oak flooring. One central heating radiator.

En-suite

Suite comprising a corner shower cubicle, contemporary freestanding wash hand basin with cupboard below and a low flush w.c. Heated towel rail. Majority tiled walls. Inset ceiling lights extractor.

Garage

Integrated double garage with roller shutter access doors. Wall



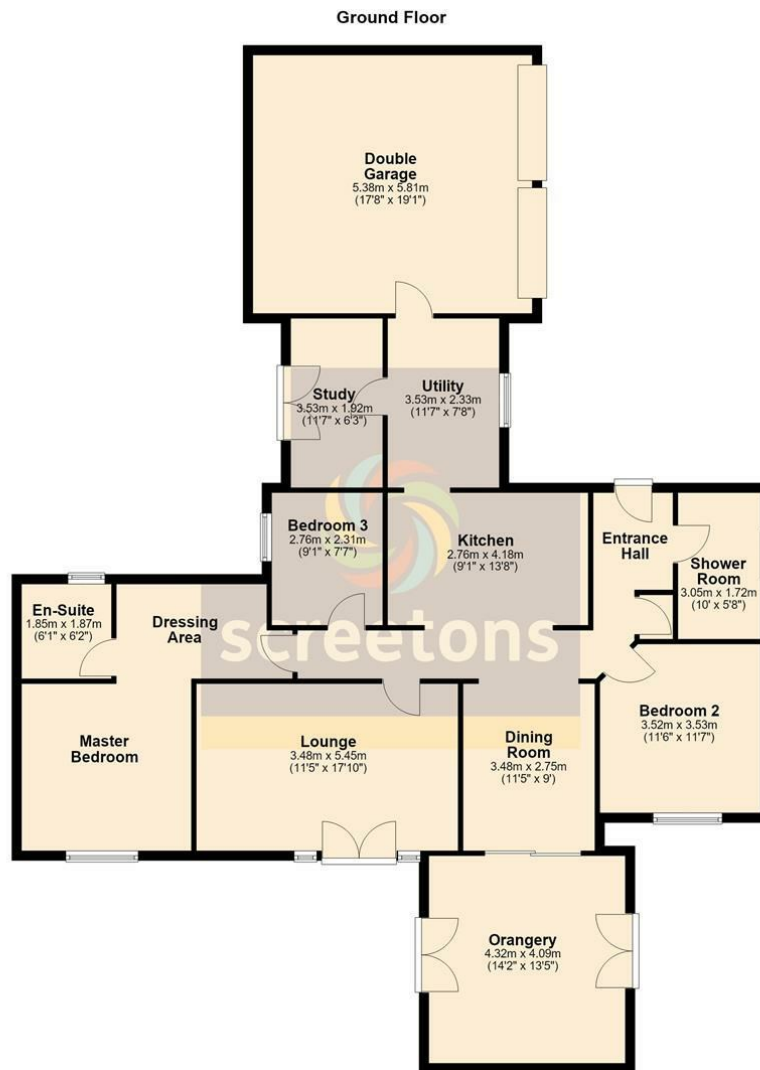
- Quality fixtures and fittings • Lovely private position • Sitting room, Dining Room & Conservatory • Beautifully landscaped gardens • Must be viewed to appreciate this lovely, unique property

mounted 'Ideal' gas boiler. Plumbing for a washing machine. Power and lighting.

Gardens

To the front of the property there is a substantial block paved driveway and parking area which gives access to the double garage. To the rear and side of the property the lovely cottage gardens have been thoughtfully landscaped with lawned areas and well stocked flower and shrub borders. The gardens include a number of seating areas, rose covered arches, brick set pathways together with a covered rear porch.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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