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PROPERTY SALES AND RENTALS



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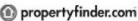


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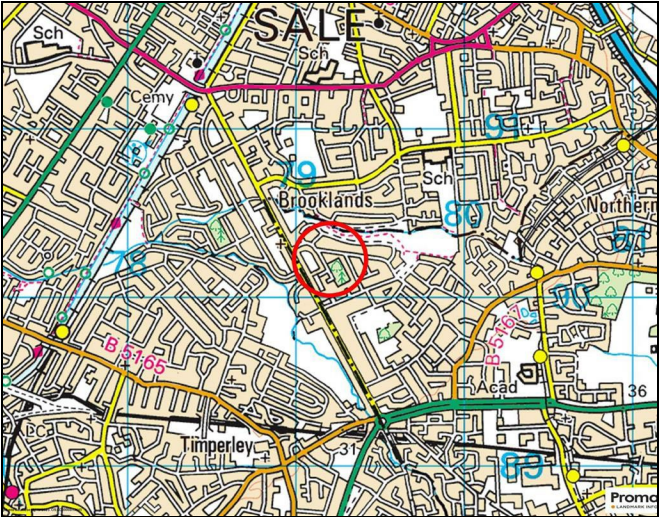
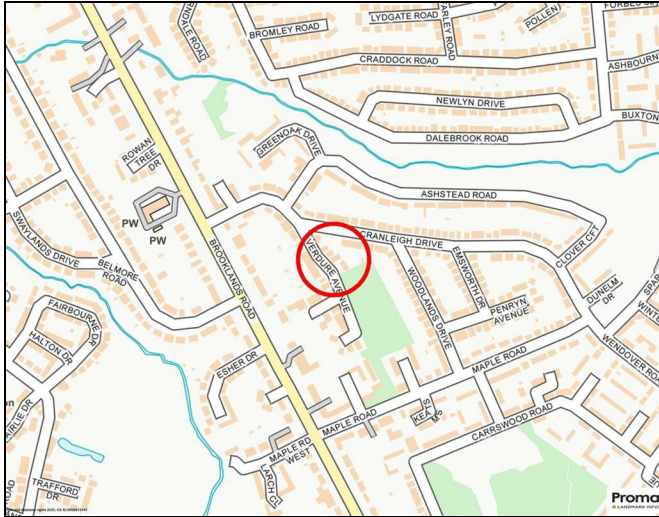
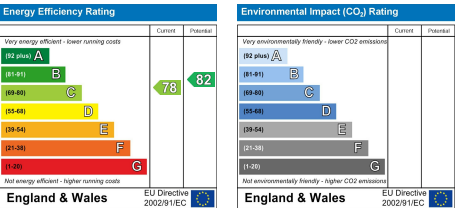


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A STUNNING SIX BEDROOMED, FOUR BATH/SHOWER, FAMILY DETACHED WITH HIGH SPEC FITTINGS THROUGHOUT. OVER 2700 SQFT OVER THREE FLOORS. IDEAL CUL DE SAC LOCATION. LOVELY ESTABLISHED GARDEN PLOT.

Hall. Lounge. Dining. 'Tom Howley' Kitchen. Conservatory. Utility +Study Area. Six Bedrooms. Four Bath/Shower Rooms, Three En Suite. Lovely Private Rear Gardens. Ample Parking. Energy Rating:C

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A Stunning Six Bedroomed, Four Bath/Shower, Family Detached which enjoys high specification fittings throughout.

The property is ideally positioned on this small cul de sac close to several of the popular schools and within an easy reach of Sale.

The extensive approx. 2800 sqft of accommodation is over three floors, prefect for a large family as there are Six Bedrooms, three with walk in wardrobes, and Four Bath/Shower rooms in total as well as ample living space of the ground floor.

Internally there is high specification fittings to include the impressive 'Tom Howley' bespoke kitchen, internal oak panelled doors, extensive LED downlighting. Contemporary design Bathrooms and neutral re decoration throughout.

A viewing is a must and will reveal:

Entrance Hallway, a spacious entrance into the property having oak panelled doors opening to the Lounge, Dining room, Utility/Study, Kitchen and WC. Spindled staircase rising to the First Floor. Wall lighting, wood effect flooring, understairs Storage Cupboard.

17'11" x 11'1" Lounge, an excellent size Reception Room having a deep sill bay window to the front elevation, Wall lighting, Feature 'floating' back-lit- wall suitable for a wall mounted tv.

11'4" x 11'4" Dining Room, another good sized room, having an angled bay window to the rear overlooking the Garden, double doors open to the Kitchen.

There is a stunning bespoke 'Tom Howley' oak 16'10" x 14'6" Breakfast Kitchen fitted with an extensive range of base and eye level units with granite worksurfaces over and is all set around a large island unit with oversize granite worktop doubling up as a Breakfast Bar. Within the Kitchen there is a one and a half bowl stainless steel sink unit with granite drainer set within the island unit, stainless steel range cooker with extractor hood over, integrated dishwasher, integrated Neff American fridge freezer, integrated Neff microwave, integrated Neff coffee machine. Extensive LED downlighting, French doors open to the Conservatory.

14'7" x 10'3" Conservatory, a lovely addition to the property providing a Second Sitting Room, and having extensive UPVC double glazed windows overlooking the Gardens, UPVC double glazed French doors open up to the Garden, tiled floor.

16'8" x 7'4" Utility Room and Study Area, a really useful dual purpose room, having windows to the front and side elevation, fitted base unit with one and a half bowl stainless steel sink unit with mixer tap over, space for washing machine, space for dryer, wood effect flooring, extractor fan, halogen downlighting. Door to the further Utility.

Utility Area large enough to double as study area. There is a built in cupboard housing the gas central heating Worcester boiler, vinyl flooring UPVC double glazed window and door to the side.

Downstairs WC with a white suite comprising of: low level WC, pedestal wash hand basin, chrome heated towel rail, extractor fan, window to the side elevation.

First Floor Landing, a large landing having a spindled staircase rising to the Second Floor, UPVC double glazed window to the front, oak panelled doors leading to Four of the Bedrooms and Family Bathroom.

14'6" x 11'11" Bedroom One, a Superb large Bedroom, having a UPVC double glazed window to the rear overlooking the Gardens, door conceals a large walk- in- wardrobe with shelving, door through to En Suite Shower Room.

En Suite Shower Room fitted with a modern white suite with chrome fittings comprising of: His and Hers wash hand basins with mixer tap over and storage beneath, corner shower cubicle with sliding glass door and shower over, corner low level WC, chrome heated towel rail, ceramic tiled flooring with under floor heating, fixed wall mirror with built- in lighting, LED downlighting, window to the side aspect. Extractor fan.

14'1" x 12'1" Bedroom Two, another good Double Bedroom with a window to the front elevation, door opens to a large walk- in- wardrobe with hanging space and shelving, door leading through to the En Suite Shower Room Two.

En Suite Shower Room Two comprising of: corner shower cubicle, pedestal wash hand basin, low level WC, chrome heated towel rail, ceramic tiled floor with under floor heating, tiled walls, extractor fan, LED downlighting, window to the side elevation.

11'5" x 11'1" Bedroom Three, a Third Double Bedroom with window to the rear elevation, door opens to a walk- in- wardrobe with hanging space and shelving. Door leading through to the En Suite Shower Room.

En Suite Shower Room Three fitted with a white suite and chrome fittings - comprising of: low level WC, pedestal wash hand basin, corner shower cubicle, chrome heated towel rail, ceramic tiled flooring with under floor heating, LED downlighting, tiled walls, extractor fan, window to the side elevation.

7'4" x 7' Bedroom Four currently used as a Study. A good size Single Bedroom currently utilized as a Dressing Room with a window to the front elevation.

Family Bathroom. A large Family Bathroom fitted with a modern white suite with chrome fittings comprising of: low level WC, pedestal wash hand basin, corner shower cubicle, free standing double ended roll top bath with central chrome mixer tap and flexible shower head , fixed wall mirror with lighting, shaving point, chrome heated towel rail, ceramic tiled flooring with under floor heating, tiled walls, LED downlighting, window to the side elevation.

Second Floor Landing:

A small Landing Area with oak doors leading to Bedroom Five and Six.

30' x 11'11" Bedroom Five, a fantastic size Bedroom with a window to the side elevation and porthole window to the rear elevation. Excellent under eaves storage. Some sloping and restrictive ceiling heights.

29'8" x 14'3" Bedroom Six, another excellent Bedroom with interesting sloping ceiling and restrictive head height in places. The room enjoys plenty of natural light having a UPVC double glazed window to the side, two velux windows to the rear and a porthole style window to the front.

Outside the property is approached via a twin entry double Driveway providing ample parking.

The rear Garden is of a good size, very private as there is plenty of natural screening. The Garden has a stone Patio Area adjacent to the house which leads to the main area of lawn which has shaped well stocked borders surrounding. There is a further shaped stone Patio Area to one corner of the Garden.

A Stunning Contemporary Family Home!

