

Sinclair



Chandlers Croft, Istock

£457,500

Chandlers Croft

Ibstock

*** WOW FACTOR GUARANTEED *** This wonderfully appointed **FOUR BEDROOM DETACHED FAMILY HOME** with a separate **ANNEXE/HOME OFFICE/GYM** comes to the market occupying a sizable corner plot within the popular commuter village of Ibstock. In brief, the property comprises a generous entrance hall bisecting a bay fronted lounge, separate dining room, ground floor w.c, open plan kitchen/diner and utility room to the ground floor with stairs rising to the first floor gallery landing offering four good size bedrooms, including the four piece bathroom suite and en-suite shower room. Externally, the property enjoys a front garage store, annex bedroom with accompanying shower room along with a landscaped rear garden, front garden and driveway providing ample off road parking.

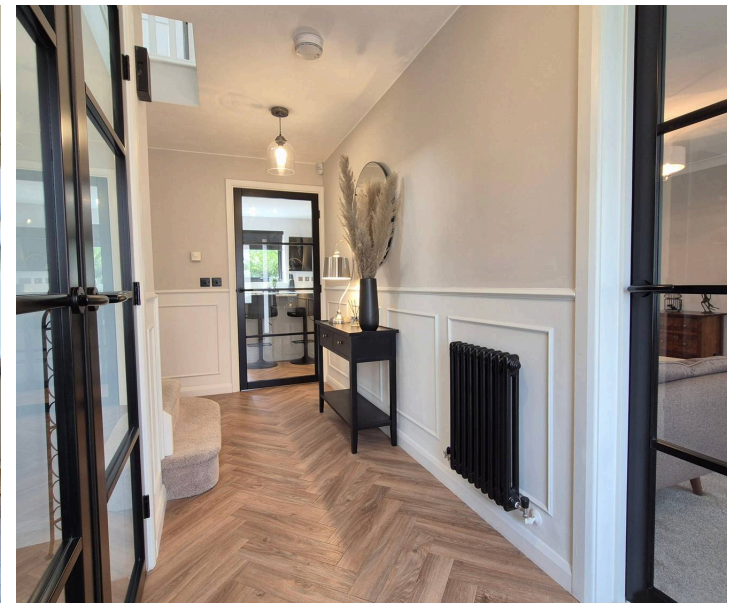
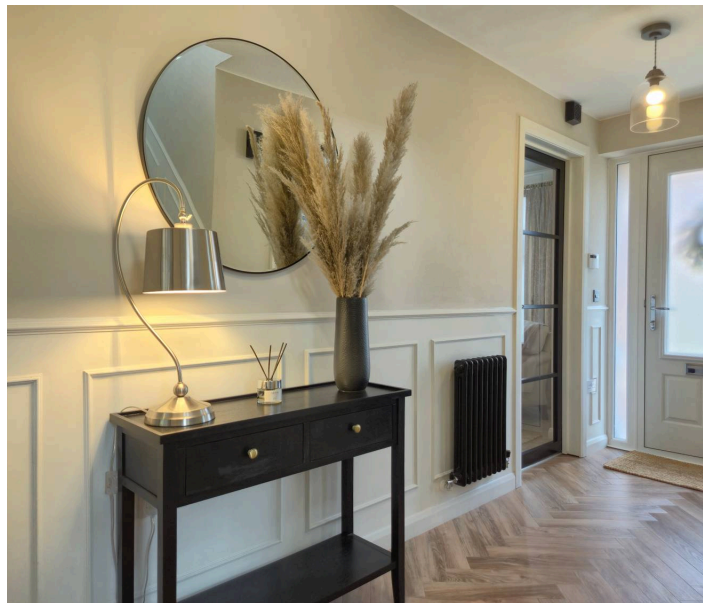
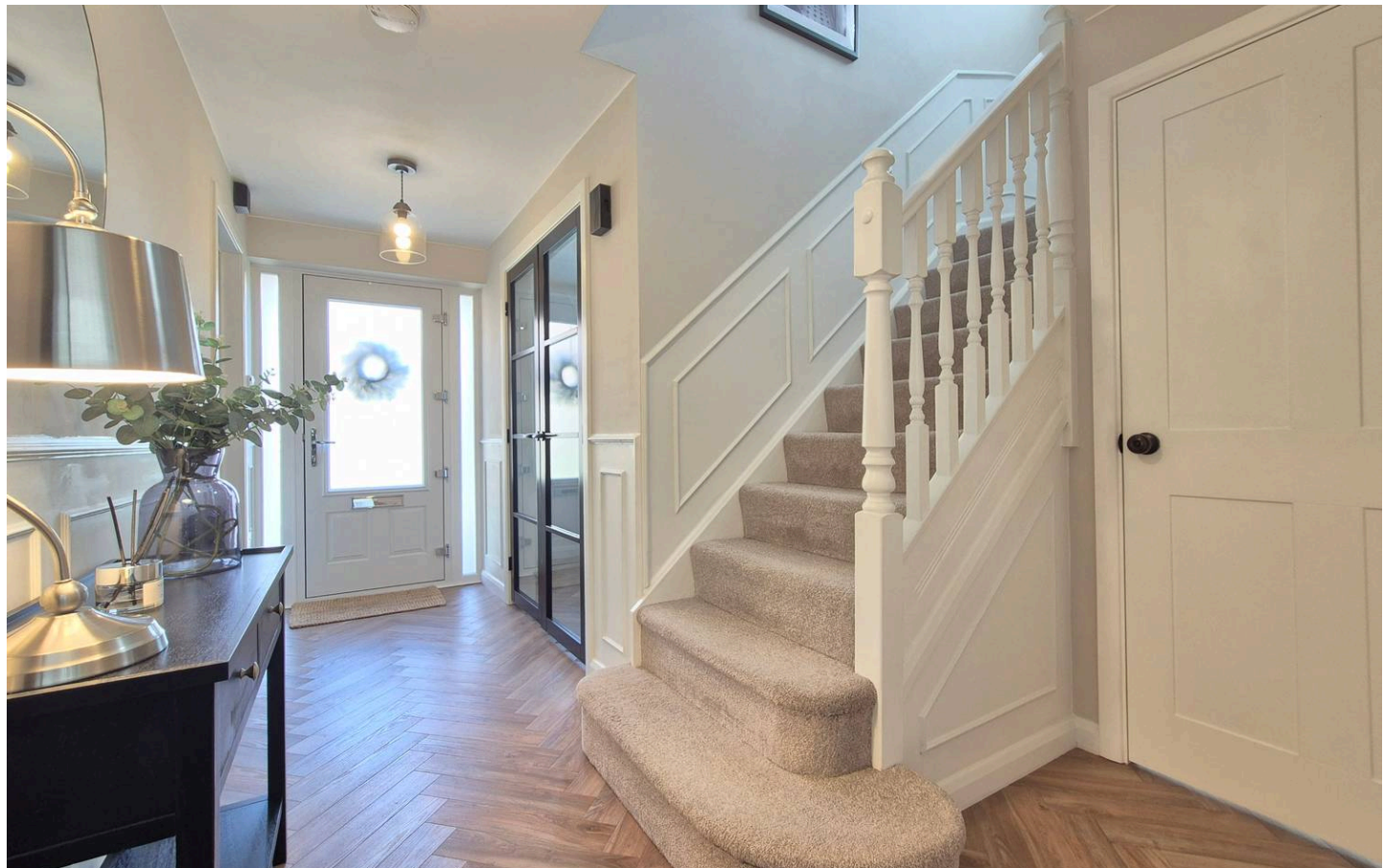
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four Good Sized Bedrooms
- Detached Home
- Open Plan Kitchen/Diner
- En-suite & Family Bathroom
- Corner Plot
- Annex & Garage Storage



GROUND FLOOR

Entrance Hall

Entered via a composite front door with inset opaque double glazed panel and comprising timber effect herringbone LVT flooring, dado wall panelling, stairs rising to the first floor and having a feature column radiator.

Guest Cloakroom

Comprising a low level push button w.c, vanity wash hand basin with monobloc mixer tap, tiled splashbacks, a column radiator, access to understairs storage, opaque uPVC double glazed window to side and benefiting from continued flooring from the entrance hall.

Dining Room

9' 1" x 8' 6" (2.77m x 2.59m)

Having a uPVC double glazed window to front continued flooring from the entrance hall, a column radiator and feature timber wall panelling.

Lounge

15' 1" x 12' 0" (4.60m x 3.66m)

Having a uPVC double glazed window to front, column radiator, coving and a feature gas fired Adam style fireplace with sandstone effect surround.

Howdens Kitchen/Diner

13' 7" x 20' 5" (4.14m x 6.22m)

Inclusive of an attractive range of wall and base units with a complimentary quartz work surfaces, a central island/breakfast bar hosting the four ring induction hob with inset extractor fan and also benefiting from a one and a half bowl sink and drainer unit with swan neck mixer tap, space and plumbing for appliances, a double electric oven and grill, integral dishwasher, column radiator, inset down lights, aluminium framed heritage French doors accessing the private rear garden and finished in timber effect herringbone LVT flooring.



Utility Room

8' 4" x 5' 0" (2.54m x 1.52m)

Having continued flooring from the kitchen and benefiting from a range of wall and base units with quartz work surface, an inset microwave oven, inset downlights, space and plumbing for appliances, extractor fan and a uPVC door accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms, including the en-suite shower room and family bathroom respectively. The landing comprises a dado wall panelling, loft hatch, airing cupboard housing the hot water cylinder and a uPVC double glazed window to side.

Bedroom One

14' 8" x 11' 5" (4.47m x 3.48m)

Having a uPVC double glazed window to front, part timber wall panelling, a range of fitted wardrobes and column radiator whilst providing access to the en-suite shower room.

Ensuite

4' 2" x 9' 3" (1.27m x 2.82m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with monobloc mixer tap, a shower enclosure with thermostatic mixer waterfall shower, inset downlights, shaver point, vinyl flooring, column radiator and an opaque uPVC double glazed window to side.

Bedroom Two

9' 3" x 13' 2" (2.82m x 4.01m)

Having two uPVC double glazed windows to front and having a fitted wardrobe.



Bedroom Three

10' 7" x 10' 2" (3.23m x 3.10m)

Having uPVC double glazed window to rear and feature wall panelling.

Bedroom Four

11' 1" x 6' 5" (3.38m x 1.96m)

Having a uPVC double glazed window to rear and fitted wardrobes.

Family Bathroom

7' 0" x 8' 6" (2.13m x 2.59m)

This four piece suite comprises a freestanding style bath with monobloc mixer tap and tiled splashbacks, low level push button w.c, corner shower enclosure with thermostatic waterfall mixer tap, a vanity wash hand basin, shaver point, column radiator, inset downlights, extractor fan, ceramic tiled flooring, and an opaque uPVC double glazed window to rear.

Annex Bedroom

10' 2" x 9' 8" (3.10m x 2.95m)

Having a upvc seat front door and comprising insect downlights.Upvvc, double glaze window to rear timber effect, laminate flooring, having an electric warmounted, radiator and giving way to a shower room.

Annex Shower Room

5' 10" x 5' 5" (1.78m x 1.65m)

This three piece suite comprises a low level push button w.c vanity wash handbasin with monobloc.Mixer, tap tilling to splash prone areas.A corner shower enclosure with electric shower.The final flooring, insect downlights and an extractor fan.



REAR GARDEN

Enjoying a sunny aspect, the private rear garden benefits from Indian flag natural stone patio area with block edging and external power point and water point. It enjoys a timber decking seating area with a pergola above, well maintained lawn, part planted borders, timber close and feather board fence panelling with side gated access and an additional raised timber decking seating area with a further pergola.

FRONT GARDEN

Surrounded by box hedging with lawn and bisected by a porcelain paved walkway accessing the front door.

Driveway

A double tarmacadam driveway offers off road parking for multiple vehicles and includes a EV charging point.

Garage Store

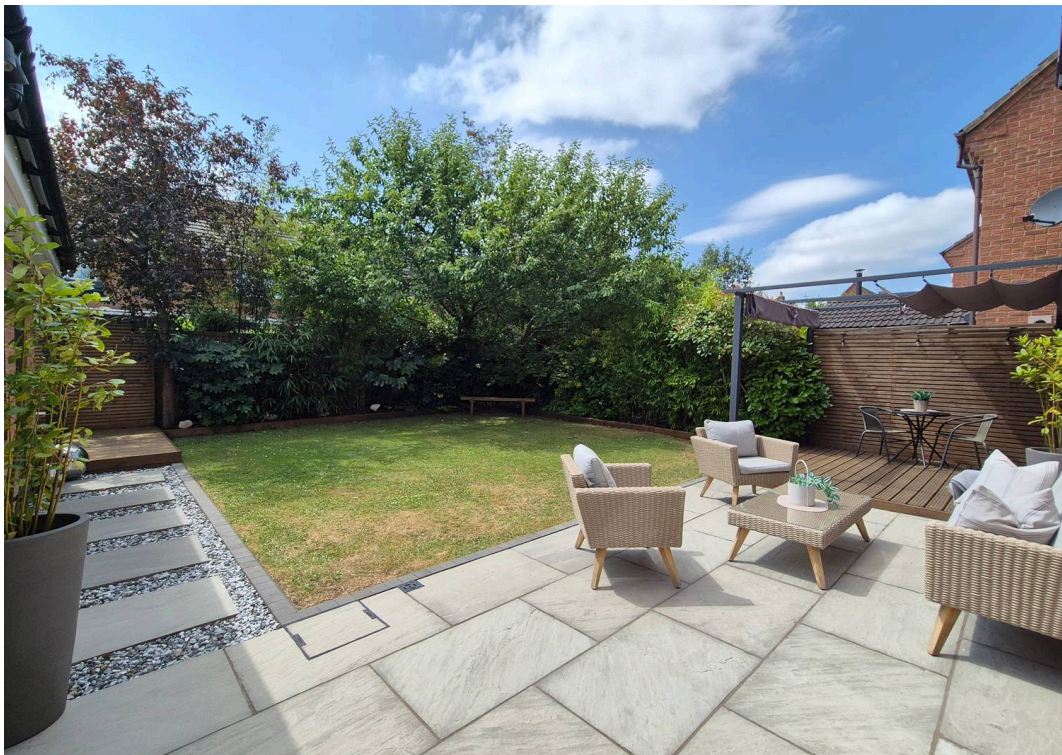
Entered via an up and over front door and having both light and power.









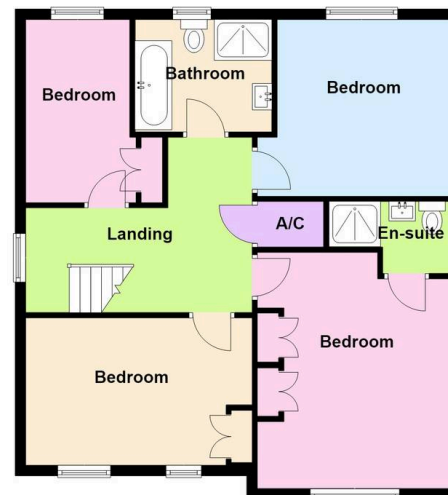




Ground Floor



First Floor





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