

6 Sedgmoor Close, Flackwell Heath

£995,000

Robertsons

6 Sedgmoor Close

Flackwell Heath, High Wycombe

A stunning, beautifully positioned detached family home built in the 1990's. Quietly situated in a sought after cul-de-sac location backing onto woodland and fields.

Entrance hall, Cloakroom, Family room, Sitting room, Dining room, Kitchen/Breakfast room, Utility room, Master bedroom with en suite shower room, Bedroom 2 with en suite Bathroom, Two further bedrooms, Family bathroom, Gas central heating, Double glazing, Double garage, Ample parking, Gardens. Viewing recommended.

Council Tax band: G

Tenure: Freehold



Entrance hall
Radiator, stairs to first floor with under stairs storage cupboard

Cloakroom
Low level W.C., wash hand basin with mixer tap, tiled splash back and cupboard under, radiator, window to front

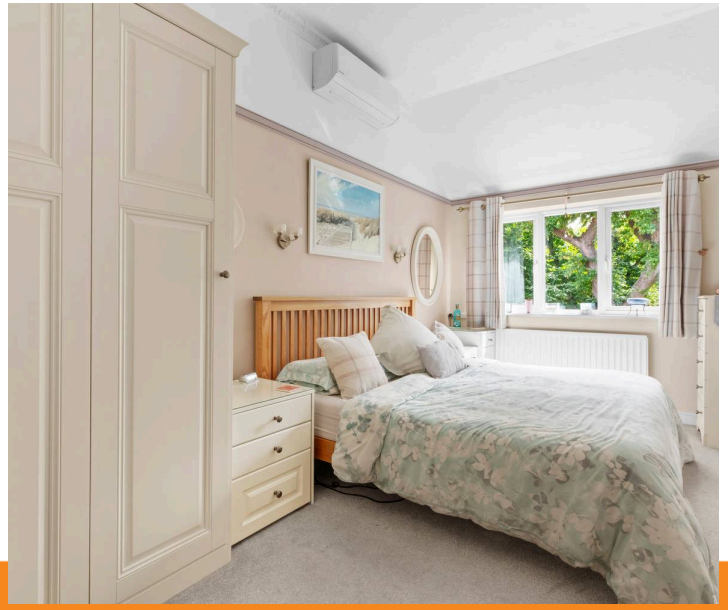
Sitting room
Two radiators, attractive modern fireplace with fitted gas flame effect fire, dimmer switch, windows to front and rear, door to garden



Dining room
Radiator, attractive oak panelling to dado height, dimmer switch, window to rear









Kitchen/breakfast room
Fitted with a range of eye and base level units incorporating sink unit with water softener, mixer tap and drainer, built in AEG double oven, built in fridge/freezer, built in AEG dishwasher, built in microwave, space and plumbing for washing machine, space for dryer, radiator, fitted breakfast bar with seating for two, part tiled walls, tiled flooring, two windows to front

Utility room
With a range of fitted eye and base level storage cupboards, wall mounted Worcester gas fired central heating boiler, tiled flooring, space for further fridge/freezer, door to side, window to side

Study/Family Room
Radiator, windows to side and rear, TV Point

First floor

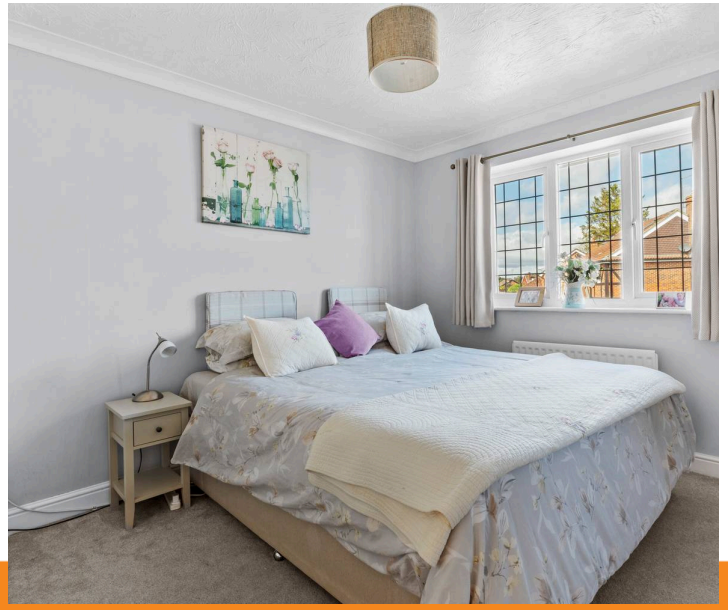
Landing
Access to loft space, airing cupboard housing lagged hot water cylinder and shelved storage

Bedroom 1
Good sized double bedroom with high ceiling, picture rail and wonderful views of the garden and woodland backdrop. The master bedroom has a range of fitted wardrobes, a radiator, air conditioning unit and a window to the rear.

En suite shower room
Shower cubicle housing fitted shower unit, low level W.C., wash hand basin, window to front

Bedroom 5/Dressing room
Radiator, window to front







Bedroom 2
Double room, radiator, window to front

En suite Bathroom
White suite comprising panelled bath with mixer tap, shower attachment and Mira shower over, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, tiled walls, tiled flooring, shaver point/light, two windows to front

Bedroom 3
Double bedroom, radiator, window to rear

Bedroom 4
Double bedroom, radiator, window to rear

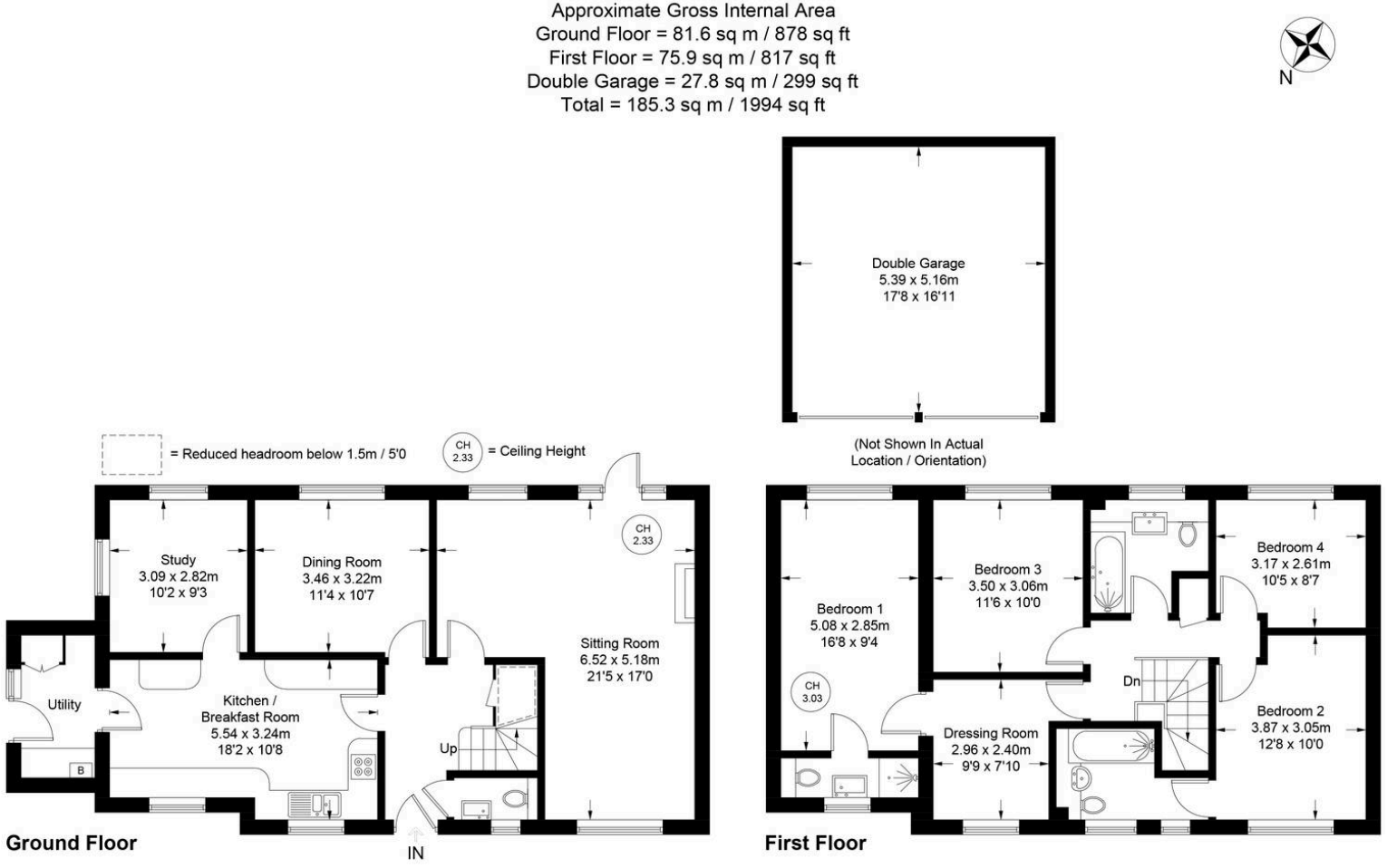
Family bathroom
White suite comprising panelled bath with mixer tap and shower attachment, further Aquatronic shower over, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, tiled walls, tiled flooring, shaver point/light, window to rear

Front garden/Parking
A block paved driveway provides parking for two cars. The remainder of garden is laid to lawn with flower and shrub borders. There are two more parking spaces in front of the garage

Double garage
With electric roller doors, light and power

Rear garden
A paved patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. There are two further adjoining patio areas. The garden backs onto picturesque fields and woodland and is enclosed by panelled fencing and mature hedging, enjoys a sunny south easterly aspect and extends to 41' x 57'.

Approximate Gross Internal Area
Ground Floor = 81.6 sq m / 878 sq ft
First Floor = 75.9 sq m / 817 sq ft
Double Garage = 27.8 sq m / 299 sq ft
Total = 185.3 sq m / 1994 sq ft



Floor Plan produced for Robertsons by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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