



ADDLESTONE



£649,950

A fantastic opportunity to purchase this property which has been owned by the current owners for over 20 years. The property has been extended and improved by the current owners and has been a labour of love which must be viewed internally to fully appreciate the accommodation and location on offer:

- * 3 Bedrooms * Lounge with fireplace and wood burner * 23' L shaped Kitchen/ Dining room
- * Utility room * Conservatory * 27' master bedroom with ensuite
- * Further family shower room * Driveway with off street parking for 2/3 cars
- * Utility room

01932 859898

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<u>HALLWAY:</u>	Radiator, power points, feature cornice, built in meter cupboard, wooden flooring, side aspect double glazed window
<u>LOUNGE:</u>	16'3'' x 11'(max) radiator, power points, feature fireplace with hearth and mantelpiece and space for a wood burner, feature cornicing, wooden flooring, power points, radiator, multi paned doors leading to the kitchen/dining room.
<u>KITCHEN/ DINING ROOM:</u>	23'4'' x 20'4'' narrowing to 9' (max) L shaped room with a range of eye and base level units, incorporating a display cabinet unit. Space for a range gas cooker with an extractor fan fitted above, wooden worktop, twin butler sink, space and plumbing for an American style fridge/freezer, built in microwave, integrated dishwasher, built in wine fridge, double glazed door leading to the garden and another door leading to the conservatory.
<u>UTILITY ROOM:</u>	Rear aspect double glazed window, base units, stainless steel sink, radiator, further built in unit, space and plumbing for a washing machine and tumble dryer, radiator, power points, double glazed door leading to the front garden.
<u>CONSERVATORY:</u>	10' x 8'9''(max) double glazed, radiator, power points, door leading to the rear.
<u>MASTER BEDROOM:</u>	Rear aspect double glazed window with further double glazed sky light windows, built in storage cupboards, power points, radiator.
<u>EN SUITE:</u>	White suite comprising panel enclosed bath with wall mounted shower above, shower screen, toilet, wash hand basin inset into vanity unit with drawers underneath, further built in drawer unit, heated towel rail, tiled floor, and walls, skylight window.
<u>BEDROOM 2:</u>	11'5'' x 11' Front aspect double glazed window, power points, radiator, feature cornicing.
<u>BEDROOM 3:</u>	9'3'' x 7'5'' Side aspect double glazed window, power points, radiator, feature cornicing
<u>SHOWER ROOM:</u>	Side aspect double glazed window, double shower cubicle, wash hand basin. inset into vanity unit with drawers' underneath, heated towel rail, tiled walls, and floor, toilet with hidden cistern,
<u>FRONT:</u>	Driveway with parking for 2/3 cars access to the rear garden via a gate.
<u>REAR:</u>	having spent over 20 years working on the garden which has made this garden a incredibly special place whilst being minimal maintenance. Built in bar area with patio Seating area, built in BBQ, further various seating areas, storage shed and further Storage building.

While we check all the quoted dimensions carefully they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fitments or new carpets etc. These are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.

