



A Spacious Detached 3 /4 Bedroom House
Northbourne BH10



Entrance Hallway 4'14"8" x 7'2" 4.47m x 2.18m

Accessed via Double glazed door with inset obscure glazed panel. Textured and coved ceiling, ceiling light point, ceiling mounted smoke alarm. Stairs to first floor and doors off to all ground floor accommodation.

Study/ Bedroom 4 14'8" x 7'2" 4.47m x 2.18m

Smooth plastered ceiling, ceiling light point, 1 x Double glazed window to front aspect, 1 x radiator, telephone point, wooden laminated floor, presently used as a Gym and home office.

Lounge/Dining Room 30'1" x 11'6" 9.16m x 3.50m

Textured and coved ceiling, 2 ceiling light points, 2 x wall mounted light points, 1 x Double glazed Bay window to the front aspect, 1 x Double glazed door with double glazed window to each side giving access to the rear sandstone patio. A contemporary inset real wood effect electric fire is inset into the lounge area wall. A large area at the far end of this light and spacious room is presently set out for dining. 1 x radiator, TV point.

Kitchen 16'8" max x 12'8" max 5.08m x 3.86m

Textured ceiling 2 x ceiling light points, 2 x Double glazed windows to side aspect, 1 x Double glazed window to rear aspect, 1 x Double glazed door giving side access to property. A modern Shaker style kitchen with a range of base and wall mounted storage cupboards, worktop with inset one and a half bowl composite sink with draining board and mixer tap over, inset 4 burner gas hob with extractor hood over, built in double oven, integrated fridge and freezer. Storage cupboard housing Worcester Gas central heating boiler. Fully tiled floor and part tiled walls. A built-on utility cupboard with smooth plastered ceiling, ceiling light point, glazed window to side aspect, space, and plumbing for washing machine. Door into -

Cloakroom

Textured and coved ceiling, ceiling light point, obscure double-glazed window to rear aspect, LLWC, corner hand wash basin with storage cupboard under, 1 x radiator, fully tiled floor.

Stairs to First Floor

Stairs to first floor landing with half return, 1 x Double glazed window to side aspect, 1 x radiator, doors off to all accommodation.

Bedroom One 15'8 x 9'7" 4.77m x 2.91 m

Textured and coved ceiling, ceiling light point, 1 x Double glazed Bay window to Front aspect, a sleek fitted range of wardrobes incorporating a concealed Television stand and point.

Bedroom Two 13'5" x 11'6" 4.08m x 3.50m

Textured ceiling, ceiling light point, 1 x Double glazed window to rear aspect, 1 x double radiator

Bedroom Three 13' x 9'10" 3.96m x 2.99m

Textured and coved ceiling, ceiling light point, 1 x Double glazed window to front aspect, a range of fitted mirror front wardrobes, TV point, 1 x radiator.

Cloakroom

Textured ceiling, ceiling light point, 1 x obscure double-glazed window to side aspect, LLWC, fully tiled walls and floor.

Bathroom

Smooth plaster ceiling, ceiling light point, loft access hatch, 1 x obscure double glazed window to side aspect, corner shower cubicle with plumbed shower fitted, a double ended freestanding bath, contemporary styled wash hand basin with fitted storage under, a large storage cupboard, wall mounted chrome ladder style heated towel rail, fully tiled walls and floor.

Outside Front

The property is access via a large double opening which leads to the resin driveway which provides off road parking for numerous vehicles. A sandstone pathway extends along the side of the property giving access to the rear garden. The edging of the driveway is complemented by flower beds which are stocked with a good variety of mature plants and shrubs. This area has been designed to be very low maintenance. On both sides of the property there are wooden pedestrian gates which allow access to the rear garden.

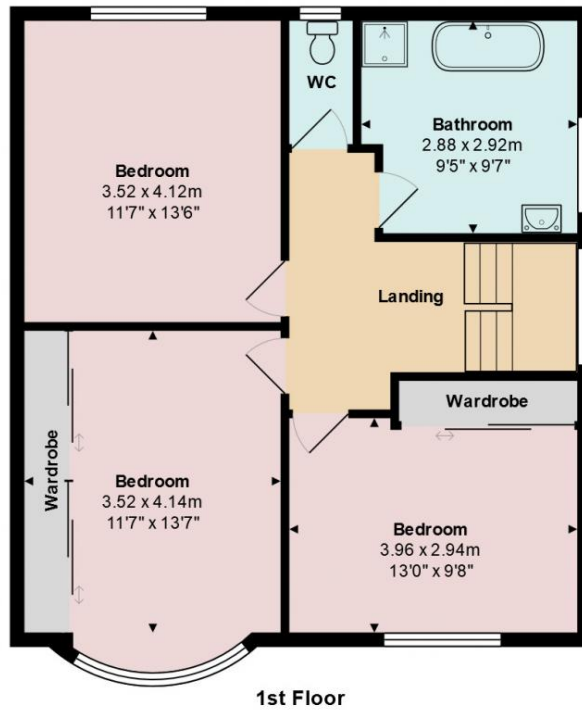
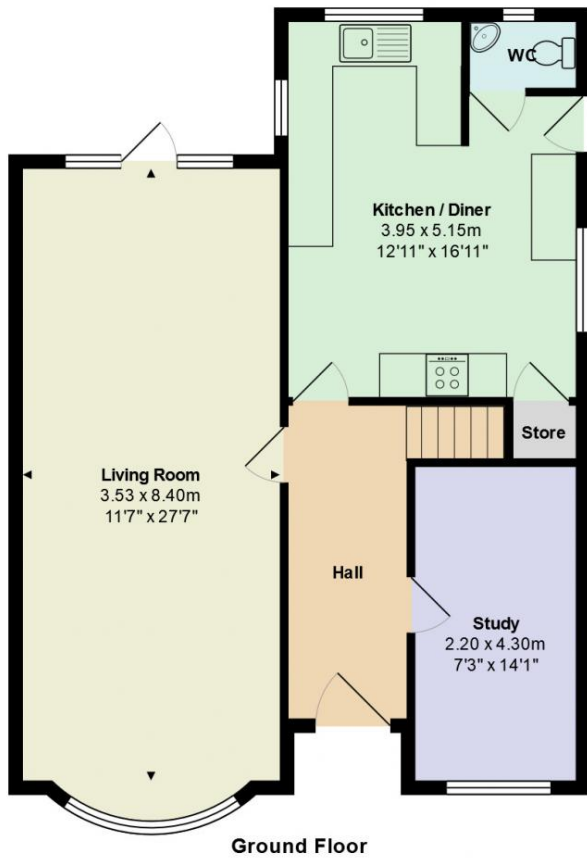
Rear Garden

The rear garden is a feature of this stylish property. Enclosed on all sides and offering a high level of privacy, this garden has been designed to enjoy with the very minimal amount of maintenance being required. In the far corner a large modern decked area has been created and is an ideal spot to sit or enjoy Al Fresco dining. Adjoining the rear of the property a recently laid sandstone patio which again makes a perfect seating area. The remainder of the garden is laid to lawn using a good quality artificial grass, this is then further complemented by raised decorative flower beds which are home to a variety of mature plants and shrubs. To the side of the property there are two storage sheds, one of wooden construction and the other is constructed from metal for storing garden furniture and tools.

Offers in the region of £429,950



Avalon Estates - A superbly presented spacious contemporary styled 3 / 4-bedroom detached house, in the highly sought after Northbourne area. This stylish property offers expansive accommodation to a high standard throughout. The outside is just as impressive, with the rear enclosed private rear garden offering both a sunny decked area, a recently laid sandstone patio which is further enhanced by a large artificial lawned area with raised decorative borders. This is an ideal family home.



Total Area: 138.0 m² ... 1485 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 