



THIS PROPERTY IS TRULY SUPERB INSIDE HAVING HAD A COMPLETE REFURBISHMENT INCLUDING A FANTASTIC KITCHEN, NEW CLOAKS WC, NEW ENSUITE TO THE MASTER BEDROOM AND A NEW BATHROOM SUITE. This property is delightfully located in a Enviably position within the popular Brizlincote Valley development and benefits from OPEN FIELD VIEWS TO THE REAR. The accommodation comprises of reception hallway, cloaks/WC, lounge, a separate dining room, a breakfast kitchen, utility and to the first floor there are four bedrooms, en-suite shower room and family bathroom. THE INTERIOR PRESENTATION IS GENUINELY FABULOUS, A INTERIOR INSPECTION IS ESSENTIAL. The property has the benefit of double glazing and gas central heating. The approach is over a driveway which offers parking for two or three cars in addition which leads to the attached Garage. ALL NEW DECOR AND FLOOR COVERINGS, Call to view Now. ENTRANCE HALL Entrance door with central heating radiator, stairs to the first floor with cupboard under and doors leading to: CLOAKS WCFitted with a WC, wash hand basin, heated towel rail and double glazed window to the side. SITTING ROOM 4.24m(13'11") x 3.30m(10'10") Having walk in double glazed bay window to the front, central heating radiator, focal point fire. DINING ROOM 3.18m(10'5") x 3.00m(9'10") Separate dining room with central heating radiator and double glazed upvc patio door to the rear garden. FANTASTIC KITCHEN 4.32m(14'2") x 3.73m(12'3") Refitted kitchen with granite style work surfaces, high gloss base and wall units with under unit lighting, built in electric oven, ceramic hob and hood. Central island with granite style top and sides. Inset single bowl sink with mixer tap. Integral washing machine. Space for fridge/freezer, fitted breakfast bar, slate style flooring, ceiling spot lights and a designer radiator. Large double glazed patio doors to the rear and a double glazed door to the side.. Further kitchen photo. Further kitchen photo STAIRS & LANDING Double glazed window to the side on the half landing. balustrade, central heating radiator, access to the loft space and a built in airing cupboard.. Further stairs & landing photos BEDROOM ONE 3.51m(11'6") x 3.15m(10'4") Double bedroom, upvc double glazed window, radiator and door leads to the en suite. EN SUITE Wet room style en-suite with a rain shower, wash hand basin, and WC. Heated towel rail, tiled walls and flooring, double glazed window to the side and an extractor fan.. Further en suite photo. Further en suite photo BEDROOM TWO 3.81m(12'6") x 2.31m(7'7") Having central heating radiator, and two upvc double glazed windows to the front. BEDROOM THREE 2.69m(8'10") x 2.49m(8'2") Again a good sized for a third bedroom with central heating radiator, upvc double glazed window to the rear with far reaching views.. Bedroom three rear view BEDROOM FOUR 2.69m(8'10") x 2.06m(6'9") Having central heating radiator, upvc double glazed window to the rear with far reaching views.. Bedroom four rear view BATHROOM 2.34m(7'8") x 1.68m(5'6") Re fitted three piece suite comprising p shaped panelled bath with shower attachment, wash hand basin and WC. Tiled splash backs, central heating

radiator, double glazed window to the rear. Further bathroom photo OUTSIDE FRONT The approach is over a driveway which offers parking for two or three cars in addition with access to the rear garden. GARDEN With up and over gate REAR GARDEN FLAT AWAY REAR GARDEN IN USUAL POSITION VALL
Elevated landscaping area with steps leading to a level lawn with a timber decked seating area, shrubs and enclosed leading to the driveway. Rear of
property with further photos HERE. Please contact me or Lewis Andrews on 01753 770000 for a viewing or to arrange a viewing. ENERGY RATING C EX ENVIRONMENTAL
IMPACT 11749.5 Mains water, gas and electricity are understood to be available to the property but none of these, nor any of the appliances connected thereto, have
been tested by Nicholas J Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers' regulations. MONEY
LAUNDERING Under the Proceeds of Crime Act 2002, you must point out that any successful purchaser's proceeds of crime
purchase will be asked for identification i.e passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or
sale of a property. PROPERTY TO SELL? FREE VALUATIONS NO SALE NO FEE call Annie on 01753 770000

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