



PRIORY
PROPERTY SERVICES



5 Bedrooms. New Build Detached Family Home With En-Suite Shower Rm. Large Bay Fronted Dining Kitchen With Quality B.I. Apps & Sep. Utility Rm. G/F W.C. & Quality F.F. Family Bathroom. Double Garage. Open Field Views To The Rear.



Blue Bell Close Main Road Wrinehill CW3 9BJ

£360,000

RECEPTION HALL

Open spindle staircase allowing access to the first floor and galleried landing. Quality 'timber effect' laminate flooring. Panel radiator with thermostatic control. Under stairs recess. Low level power point. Ceiling light points. uPVC double glazed frosted windows to the front elevation and modern uPVC door to the front. Quality 'oak laminate' doors to principal rooms.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and tiled splash back. Tiled flooring. Ceiling light point. Extractor fan. Panel radiator with thermostatic control.

BAY FRONTED THROUGH LOUNGE 22' 0" maximum into the bay x 11' 6" (6.70m x 3.50m)

Quality 'timber effect' laminate flooring. Two panel radiators, both with thermostatic controls. Various low level power points. Television and telephone points. Ceiling light point. Attractive walk-in bay window with uPVC double glazed windows to the front. Door to the entrance hall. Double opening part glazed french doors allowing access and views into the dining kitchen. uPVC double glazed window to the side. uPVC double glazed, double opening 'French doors' with side panel windows allowing access and views of the rear garden and 'open countryside' beyond.

BAY FRONTED DINING KITCHEN 20' 5" maximum x 13' 4", narrowing to 8' 8" minimum measurement in the dining area of the kitchen (6.22m x 4.06m)

'Bespoke' selection of quality fitted eye and base level units, base units having quality 'quartz' work surfaces above with matching up-stands and splash back. Work surface extends out into a small breakfast bar area. Various power points and down lighting over the work surfaces. Television point. One and half bowl stainless steel sink unit with chrome coloured mixer tap and routed in drainer. Built in (AEG) electric hob with (AEG) stainless steel circulator fan/light above. Built in (AEG) stainless steel effect eye level double oven. Built in (AEG) fridge freezer. Built in (AEG) dishwasher. Excellent selection of drawer and cupboard space. Attractive tiled flooring. Two panel radiators with thermostatic controls. Tiled floor continues into the dining area of the kitchen. uPVC double glazed window allowing pleasant views.

DINING AREA

Attractive walk-in bay with uPVC double glazed windows to the front and side, allowing pleasant views over 'open countryside'. Inset ceiling lights. Double opening 'French doors' allowing access and views into the through lounge.

REAR PORCH 6' 2" x 5' 2" (1.88m x 1.57m)

Attractive tiled floor. Panel radiator with thermostatic control. Inset ceiling light. uPVC double glazed frosted door towards the side elevation.

UTILITY ROOM 9' 2" x 5' 2" approximately (2.79m x 1.57m)

Quality selection of fitted base units with work surface above and matching up-stands. Double power socket. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Space for dryer (if required). Tiled floor. Ceiling light point. Extractor fan. Panel radiator with thermostatic control. uPVC double glazed window to the side elevation.

FIRST FLOOR - GALLERIED LANDING

Open spindle staircase allowing access to the ground floor reception hall. Low level power points. Panel radiator with thermostatic control. Loft access point. Oak style laminate doors allowing access to principal rooms.

MASTER BEDROOM 15' 6" x 13' 4" excluding the entrance recess area (4.72m x 4.06m)

Entrance recess with two separate walk-in wardrobes with 'oak style' laminate doors. Various low level power points. Television point. Panel radiator with thermostatic control. Ceiling light points. uPVC double glazed windows to both the front and side elevations.

EN-SUITE SHOWER/W.C. 8' 8" x 7' 6" (2.64m x 2.28m)

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Glazed shower cubicle with wall mounted chrome coloured mixer shower and rain shower above. Attractive modern half tiled walls and modern tiled floor. Panel radiator with thermostatic control. Inset ceiling lights. Extractor fan. Modern (Velux) triple glazed skylight window towards the side elevation.

BEDROOM TWO 11' 6" x 9' 8" (3.50m x 2.94m)

Panel radiator. Low level power points. Television point. Centre ceiling light point. uPVC double glazed window allowing pleasant views over 'open countryside' to the rear.

BEDROOM THREE 11' 8" x 9' 4" (3.55m x 2.84m)

Panel radiator with thermostatic control. Low level power points. Television point. Centre ceiling light point. uPVC double glazed window to the front.

BEDROOM FOUR ('L' Shaped) 11' 8" maximum into the recess x 8' 10" (3.55m x 2.69m)

Panel radiator. Low level power points. Television point. Centre ceiling light point. uPVC double glazed window allowing pleasant views of the rear, over 'open countryside'.

BEDROOM FIVE 9' 4" x 8' 8" (2.84m x 2.64m)

Panel radiator with thermostatic control. Low level power points. Television point. Centre ceiling light point. uPVC double glazed window allowing excellent views over 'open countryside' to the rear.

FAMILY BATHROOM 13' 4" maximum into the shower x 5' 6" (4.06m x 1.68m)

Smart modern four piece suite, comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Corner bath with chrome coloured mixer tap. Modern part tiled walls and tiled floor. Panel radiator with thermostatic control. Double shower with glazed door, tiled walls and chrome coloured mixer shower with rain shower above. Inset ceiling lights. Extractor fan. uPVC triple glazed frosted window to the side elevation.

DOUBLE INTEGRAL GARAGE 15' 8" x 15' 2" (4.77m x 4.62m)

Electrically operated (AVANTI) insulated split panel door. Wall mounted (Glow-Worm Energi 30s) gas central heating boiler. Large pressurised cylinder. Power and light. uPVC double glazed frosted window to the side.

EXTERNALLY

The property is approached via an attractive block paved driveway, allowing off road parking and easy access to the DOUBLE integral garage. Flagged and gravelled pedestrian access to either side of the property to the rear. Lantern reception light to the front. Attractive flower borders to the front.

REAR ELEVATION

The rear has a mainly laid to lawn garden with brick walling and timber fencing forming the boundaries. Excellent views over 'open countryside' and good size flagged patio area off the through lounge. Flagged pathways to either side of the property allow easy access to the front. Further small lawned garden to the 'road side' of the property, again set behind attractive brick walling. Security lighting.

FREEHOLD PROPERTY**VIEWING**

Is by appointment via 'Priory Property Services'.









Biddulph's Award Winning Team

