



# PRIORY

PROPERTY SERVICES



**4 Bedrooms. Stunning Detached Residence Situated Within The Popular Semi-Rural Community Of Harriseahead. Standing In An Unrivalled West Facing Position & Enjoying Uninterrupted Views Over Open Countryside. En-Suite Shower. Multi Parking.**



Chapel Lane Harriseahead

£325,000

**ENTRANCE HALL**

Quality timber effect laminate flooring. Panel radiator. Low level power point. Coving to the ceiling with inset LED ceiling lights. Useful under-stairs cloaks cupboard. Additional cloaks cupboard towards the entrance hall. Doors to principal rooms. uPVC double glazed feature window to the side elevation. Impressive modern part glazed stairwell allowing access to the first floor landing. uPVC double glazed door to the front elevation.

**THROUGH L-SHAPED LOUNGE DINER 25' 0" x 12' 10" narrowing to 9' 10" in the dining area (7.61m x 3.91m)**

Lounge area is covered in modern carpet. Dining area has quality timber effect laminate flooring. Electric fire is set in an impressive surround with modern marble inset and hearth. Two panel radiators. Various low level power points. TV point. Coving to the ceiling with two centre ceiling light points. Door allowing access to the entrance hall. uPVC feature high level window to one side of the property allows much of the all day sunlight through. uPVC double glazed bow window to the front allowing pleasant views. uPVC double glazed sliding patio window and door to the rear allowing easy access and views into the conservatory.

**CONSERVATORY 10' 10" x 9' 10" (3.30m x 2.99m) approx.**

Quality bespoke conservatory at the rear. Attractive tiled flooring. uPVC double glazed windows to the sides and rear elevations allowing excellent views of the garden and open countryside beyond. Pitched uPVC double glazed roof. Low level power point. uPVC double glazed double opening french doors allowing access and views to the rear.

**BREAKFAST KITCHEN 11' 4" x 10' 2" (3.45m x 3.10m) maximum into the units**

Recently fitted quality selection of high polished eye and base level units. The base units having extensive quartz work surfaces above with matching quartz up-stands. Attractive down-lighting. Work surface projects out to a small breakfast bar area. One and half bowl stainless steel sink unit with drainer and mixer tap. Built-in Lamona electric induction hob with extractor fan/light above. Built-in Lamona double oven - the top oven is a microwave grill and oven, the bottom oven is a conventional fan assisted electric oven with incorporated grill. 50/50 built-in fridge / freezer. Excellent selection of drawers and cupboards including pan drawers and pull-out larder cupboard. Quality timber effect modern grey laminate floor. Modern tall wall-mounted radiator. Inset LED ceiling lights. Centre light over the breakfast bar. Low level pelmet lights. uPVC double glazed window and door towards the rear allowing easy access to the rear porch.

**REAR PORCH**

Attractive tiled floor. Plumbing and space for washing machine. Power point. Large uPVC double glazed window and sliding door allowing access and excellent views over the landscaped gardens and open countryside. Door to the garage. Door to a ground floor w.c.

**GROUND FLOOR W.C.**

Modern low level w.c. Wash hand basin with tiled splash-back. Tiled floor. Ceiling light point. uPVC double glazed window to the rear.

**GARAGE 16' 10" x 8' 4" at widest point (5.13m x 2.54m)**

Up and over door to the front elevation. Power and light. Wall-mounted Worcester gas central heating combination boiler. Door to rear porch. Cold water tap. uPVC double glazed window to the side.

**FIRST FLOOR LANDING**

Built-in former cylinder cupboard with slatted shelves and radiator. Loft access point. Doors to principal rooms.

**BEDROOM 1 13' 4" x 8' 4" (4.06m x 2.54m)**

Quality selection of fitted wardrobes with various double opening doors. Double and single side hanging rails. Incorporated shelving. Over-bed storage cabinets. Matching bedside cabinets. Panel radiator. High level TV point and socket. Inset ceiling lights. uPVC double glazed window to the front. Door allowing access to an en-suite shower room to the rear.

**EN-SUITE**

Smart suite comprising a wash hand basin set in an attractive vanity unit with work surface above and tile splash-back. Fitted mirror above. Cupboard space below. Chrome coloured mixer tap. Shower cubicle with glazed door and chromed coloured mixer shower. Inset ceiling light. Extractor fan. Attractive tiled effect floor. Panel radiator. uPVC double glazed window to the rear allowing fantastic open countryside views.

**BEDROOM 2 10' 0" x 9' 6" (3.05m x 2.89m)**

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the side elevation.

**BEDROOM 3 10' 0" x 9' 0" (3.05m x 2.74m)**

L-shaped. Panel radiator. Low level power point. Centre ceiling light point. uPVC double glazed window allowing fantastic open views to the rear.

**BEDROOM 4 9' 4" x 7' 0" (2.84m x 2.13m)**

Panel radiator. Door to storage eaves. Ceiling light point. uPVC double glazed window to the front elevation.

**FAMILY BATHROOM 10' 2" maximum x 5' 8" (3.10m x 1.73m)**

L-shaped. Modern white suite comprising of a low level w.c. with concealed cistern and high polished work surface above. Wash hand basin set in an attractive vanity unit. Chrome coloured mixer tap. Cupboard space below. Fitted mirror above. P-shaped bath with chrome coloured mixer tap. Chrome coloured mixer shower above. Curved glazed shower screen. Tile effect flooring. Chrome coloured panel radiator. Inset ceiling light. Extractor fan. High level uPVC double glazed frosted window to the rear.

**EXTERIOR FRONT**

Property is approached via attractive wide brick gateposts allowing easy access to a generous block paved driveway. Canopied entrance and access to the garage. Lantern reception light. Front garden has an established low level hedgerow forming the front boundary. Pleasant well stocked rockery and shrub borders set within gravelled low maintenance front garden area. Additional parking to one side of the property with a flagged and block-paved hard-standing. Secure gated access to the rear of the garden.

**EXTERIOR REAR**

Fantastic landscaped rear garden that enjoys glorious open views over open countryside. Enjoys the majority of the all day to late evening sun. Extensive flagged patio area that surrounds the conservatory and runs down one side of the garden towards a hard standing for timber shed. Mainly laid to lawn with attractive flower and shrub borders forming the boundaries.

**VIEWING**

Is strictly by appointment via the selling agent.

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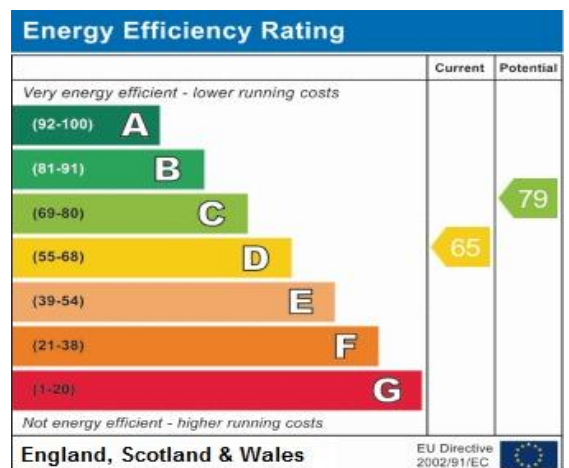
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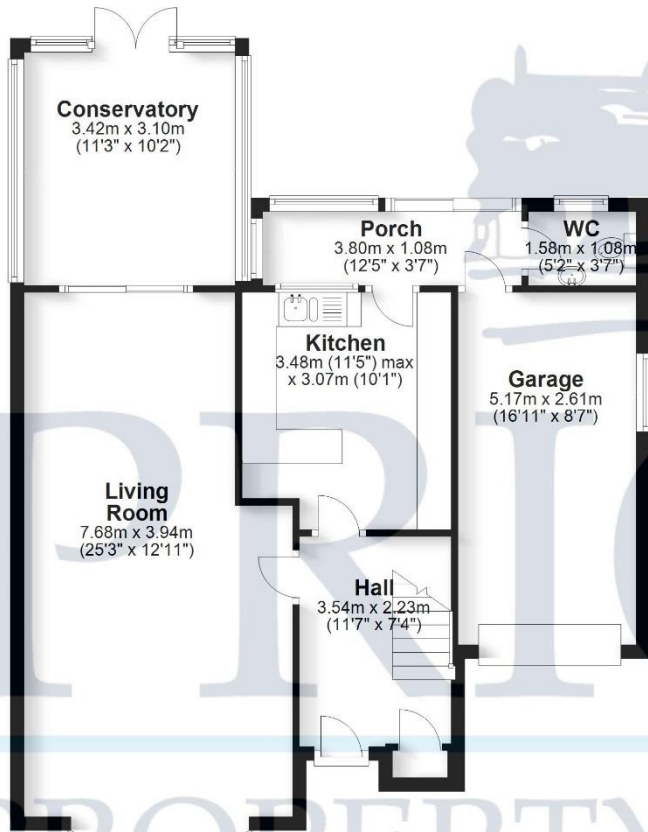




Address:  
Thurston, Chapel Lane, HARRISEAHEAD

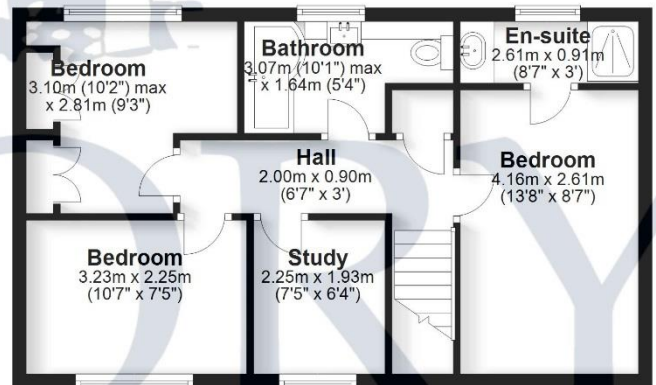
**Ground Floor**

Approx. 77.9 sq. metres (838.6 sq. feet)



**First Floor**

Approx. 46.4 sq. metres (499.3 sq. feet)



Total area: approx. 124.3 sq. metres (1337.9 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.