



# PRIORY

PROPERTY SERVICES



**4/5 Bedrooms. New Build Detached Family Home With Two En-Suite Shower Rooms. Ground Floor Study/Bed 5. Large Bay Fronted Dining Kitchen With Quality Built In Appliances & Separate Utility Room. Ground Floor W.C. & Quality First Floor Family Bathroom. Double Integral Garage.**



**4 Blue Bell Close Main Road Wrinehill CW3 9BJ**

**£395,000**

**RECEPTION HALL** 14' 8" x 9' 10" maximum into the stairs and approximate (4.47m x 2.99m)

Quality timber effect laminate flooring. Open spindle staircase allowing access to the first floor galleried landing. Panel radiator with thermostatic control. Ceiling light point. Thermostat control. uPVC double glazed frosted windows to the front elevation with uPVC double glazed door to the centre. Under stairs recess area.

**GROUND FLOOR CLOAKROOM/W.C.** 5' 2" x 3' 4" (1.57m x 1.02m)

Comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap and attractive tiled splash back. Attractive tiled floor. Panel radiator with thermostatic control. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the rear.

**GROUND FLOOR STUDY/BEDROOM FIVE** 11' 6" x 10' 4" (3.50m x 3.15m)

Quality timber effect laminate flooring. Panel radiator with thermostatic control. Various low level power points. Television point. Centre ceiling light point. uPVC double glazed window to the side elevation.

**BAY FRONTED 'L' SHAPED DINING KITCHEN** 20' 4" x 13' 10", narrowing to 9' 2" (6.19m x 4.21m)

Quality selection of 'high gloss' eye and base level units with impressive 'quartz' extensive work surfaces, matching up-stands and attractive tiled splash backs and down lighting. Various power points and television point across the work surfaces. Recessed drainer with stainless steel one and half bowl sink unit and chrome coloured mixer tap. Built in (AEG) stainless steel effect electric hob with (AEG) stainless steel effect circulator fan/light above. Built in stainless steel effect eye level double electric oven. Built in (AEG) fridge and freezer. Built in (AEG) dishwasher. Excellent selection of drawer and cupboard space including pan drawers. Small breakfast bar area. Quality tiled flooring throughout the kitchen and dining area. Two panel radiators, both with thermostatic controls. Attractive walk-in bay with uPVC double glazed windows to both the side and rear elevations. Inset LED lighting. Double opening part glazed oak style french doors allowing access into the through lounge. Low level power points. uPVC double glazed window towards the rear garden allowing partial semi rural views.

**UTILITY ROOM** 5' 10" x 5' 6" (1.78m x 1.68m)

Selection of quality fitted base units with work surfaces above, matching up-stands and tiled splash backs. Double power socket. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Space for dryer (if required). Quality tiled floor. Extractor fan. Ceiling light point. uPVC double glazed frosted door to the side elevation.

**BAY FRONTED THROUGH LOUNGE** 22' 2" maximum into the bay x 11' 8" (6.75m x 3.55m)

Quality timber effect laminate flooring. Two panel radiators, both with thermostatic controls. Various low level power points. Television point. Ceiling light points. Double opening, part glazed, oak style french doors allowing access and views into the dining kitchen. Attractive walk-in bay with

uPVC double glazed windows to the side and front elevation. Further uPVC double glazed window to the side. uPVC double glazed, double opening french doors with side panel windows allowing excellent views and access to the rear garden.

**GALLERIED LANDING**

Panel radiator with thermostatic control. Low level power points. Open spindle staircase allowing access to the ground floor. Doors to principal rooms. Loft access point. Ceiling light points. uPVC double glazed window to the front elevation. BUILT IN WALK-IN STORE CUPBOARD with ceiling light.

**MASTER BEDROOM** 14' 10" x 11' 2" (4.52m x 3.40m)

Panel radiator with thermostatic control. Various low level power points. Television point. Centre ceiling light point. uPVC double glazed windows to both the side and rear elevations, rear allowing fantastic views over open countryside and the rear garden. Door allowing access to the en-suite shower/w.c.

**EN-SUITE SHOWER/W.C.** 9' 4" x 5' 0" (2.84m x 1.52m)

Three piece 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 part tiled walls. Quality tiled flooring. Panel radiator with thermostatic control. LED lighting to the ceiling. Extractor fan. uPVC double glazed frosted window to the rear.

**BEDROOM TWO** 11' 6" x 9' 8" both measurements exclude the entrance recess area (3.50m x 2.94m)

Entrance recess area. Panel radiator with thermostatic control. Various low level power points. Door allowing access to the en-suite. Centre ceiling light point. uPVC double glazed window to the side.

**EN-SUITE SHOWER/W.C.** 7' 6" x 4' 0" (2.28m x 1.22m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Double shower with chrome coloured mixer shower and rain shower head above, glazed shower door and tiled walls. Part tiled walls in the bathroom area. Panel radiator with thermostatic control. LED lighting to the ceiling. Extractor fan.

**BEDROOM THREE** 11' 8" x 7' 10" (3.55m x 2.39m)

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

**BEDROOM FOUR** 10' 4" x 8' 8" (3.15m x 2.64m)

Panel radiator with thermostatic control. Low level power points. Television point. Double opening oak style doors allowing access to a walk-in wardrobe. Ceiling light point. uPVC double glazed window allowing excellent views to the garden and open countryside beyond.

**FAMILY BATHROOM** 10' 2" x 5' 6" (3.10m x 1.68m)

Four piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap. Glazed double shower cubicle

with chrome coloured mixer shower and rain shower head above. Quality part tiled walls. Panel radiator with thermostatic control. Attractive tiled floor. Extractor fan. LED to the ceiling. uPVC double glazed frosted window to the side.

#### EXTERNALLY

The property is approached via a block paved driveway allowing ample off road parking and easy access to the integral garage. Lantern reception lighting. Flagged pedestrian access to either side of the property to the rear.

#### INTEGRAL GARAGE 16' 4" x 15' 8" (4.97m x 4.77m)

Electrically operated (Avanti) insulated up-and-over large panel door. (Glow-Worm Energi 30s) boiler with large pressurised cylinder. uPVC double glazed window to the side. uPVC double glazed door to the rear. Power and lighting.

#### REAR ELEVATION

Good size flagged patio area that enjoys the majority of the all-day sun. PLEASANT VIEWS OVER OPEN COUNTRYSIDE. Flagged pathways to either side of the property allowing easy pedestrian access to the front. Rear garden is mainly laid to lawn with pleasant flower borders. Timber fencing forms the boundaries. Reception lighting. Further long lawned garden down one side of the property to the rear of the garage. Further flagged patio and security lighting over. uPVC double glazed door allowing access into the utility room. Further uPVC double glazed door allowing access into the rear of the garage.

#### VIEWING

Is strictly by appointment via the selling agent.

#### FREEHOLD PROPERTY

#### RESERVATION FEE

£1,000 reservation fee. Terms and conditions apply.



