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Stourhead Drive, East Hunsbury, NN4 0UH

£416,000 Detached

4 2 2



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Department: Sales

Tenure: Freehold



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Property Summary

A fabulous family detached house situated on a private drive in a close.

Features & Utilities

- ✓ Popular East Hunsbury development
- ✓ Nicely Positioned
- ✓ Four Bedrooms
- ✓ Two Bathrooms
- ✓ Large Conservatory
- ✓ Garage and Driveway
- ✓ No Upper Chain
- ✓ Highly Recommended



Property Overview

A fabulous family detached house situated on a private drive in a close on this highly regarded development constructed by Messrs 'BRYANT HOMES' close to local amenities. Accommodation offers an entrance hall, cloakroom/WC, kitchen & two utility areas, one with a sink and access to garden the other fitted with units and with access to the garage, sitting room with bay window and doors to a separate dining room with doors through to a lovely conservatory addition. First floor landing serving four bedrooms, master with en-suite, and a family bathroom. Outside is open plan frontage with a driveway, garage and a gate through to an enclosed rear garden with summerhouse. The seller is offering a no chain sale. EPC Rating: D. Council Tax Band: E.

ENTRANCE HALL

Sealed unit double glazed door with leaded light and stained glass inserts. Radiator. Stairs to first floor with cupboard under.

WC 1.99m x 0.95m (6'6" x 3'1")

Obscure double glazed window to front elevation. Radiator. WC and wash hand basin.

LOUNGE 4.95m x 3.66m (16'3" x 12'0")

Double glazed bay window to front elevation. Radiator. Feature fireplace.

DINING ROOM 3.50m x 3.06m (11'6" x 10'0")

Picture windows and casement door to conservatory. Radiator.

CONSERVATORY 2.64m x 5.73m (8'8" x 18'10")

A lovely addition in uPVC. Tiled floor. French doors to garden.

KITCHEN 4.57m x 2.90m (14'12" x 9'6")

Obscure window to rear elevation. Radiator. Base and wall mounted units with worktops including one and a half bowl sink unit with mixer tap. Built in oven, hob and filter hood. Door to rear section of the garage fitted out with extra kitchen cupboards and worktops with doors to garage and utility room.

UTILITY 3.76m x 2.58m (12'4" x 8'6")

UTILITY 2.24m x 2.42m (7'4" x 7'11")

Obscure window to rear elevation. Radiator. Stainless steel sink unit with cupboard under. Wall mounted gas fired boiler. Space for two undercounter appliances.

FIRST FLOOR LANDING

Obscure window to side elevation. Access to loft space. Airing cupboard with hot water cylinder.

BEDROOM ONE 3.15m x 3.95m (10'4" x 12'12")

Double glazed bay window to front elevation. Radiator. Fitted wardrobes.

EN-SUITE 1.00m x 3.06m (3'3" x 10'0")

Obscure window to side elevation. Radiator. Tiled shower cubicle, WC and pedestal wash hand basin. Shaver point. Tiling to dado height.

BEDROOM TWO 2.55m x 3.96m (8'4" x 12'12")

Double glazed window to rear elevation. Radiator. Fitted wardrobes.

BEDROOM THREE 2.97m x 2.09m (9'9" x 6'10")

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR 3.15m x 2.08m (10'4" x 6'10")

Double glazed window to front elevation. Radiator.

BATHROOM 1.70m x 3.06m (5'7" x 10'0")

Obscure window to side elevation. Radiator. Panel bath. Wash hand basin. WC. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Laid to lawn. Cherry tree. Driveway providing off road parking. Side gate to rear garden.

GARAGE

Attached garage with up and over door. Courtesy door to utility.

REAR GARDEN

Paved patio area and lawn. Summerhouse. Enclosed by timber fencing. Water tap.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Driveway, Single Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

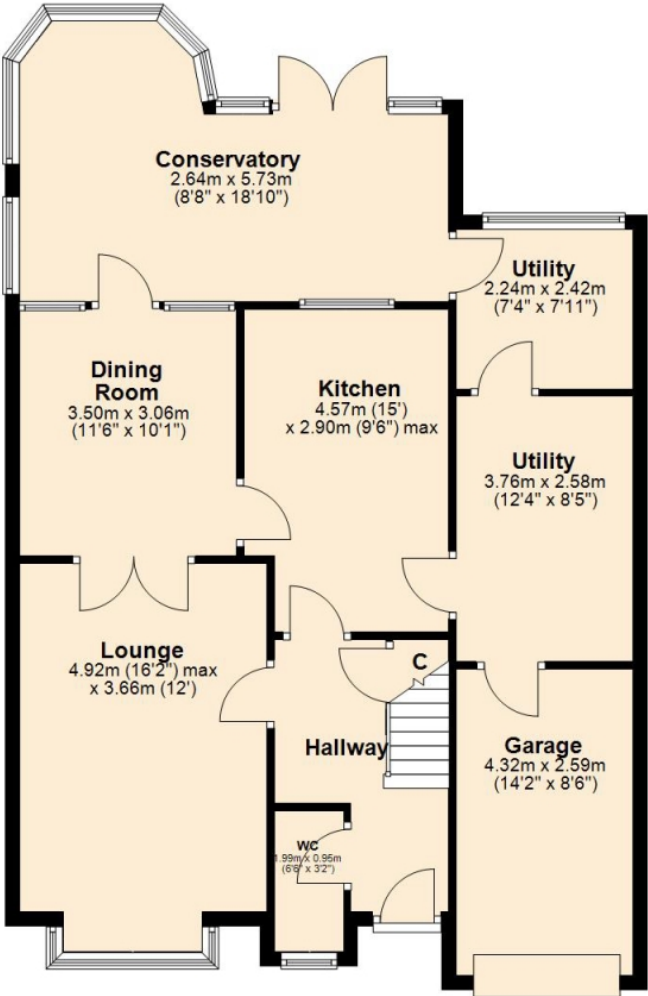
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

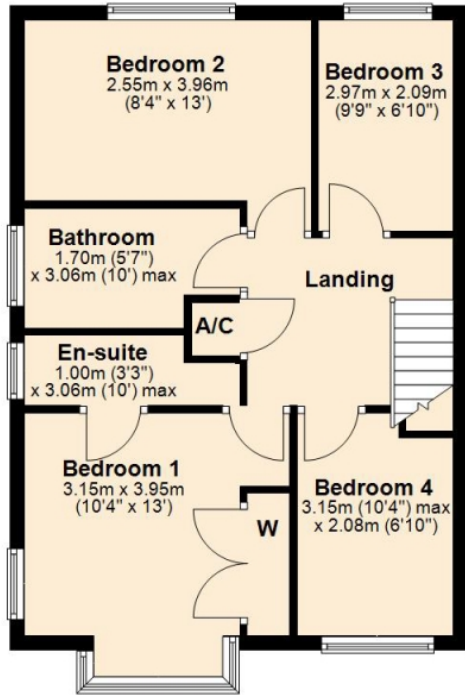
Ground Floor

Approx. 100.2 sq. metres (1078.0 sq. feet)



First Floo

Approx. 59.2 sq. metres (637.2 sq. feet)



Total area: approx. 159.4 sq. metres (1715.2 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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