

**IMPRESSIVE Four Bedroom,
EXECUTIVE Family Home**

Situated in a Quite Cul-De-Sac
within a Popular Location

Master Bedroom with En-Suite

Easy Maintenance Large Rear
Garden

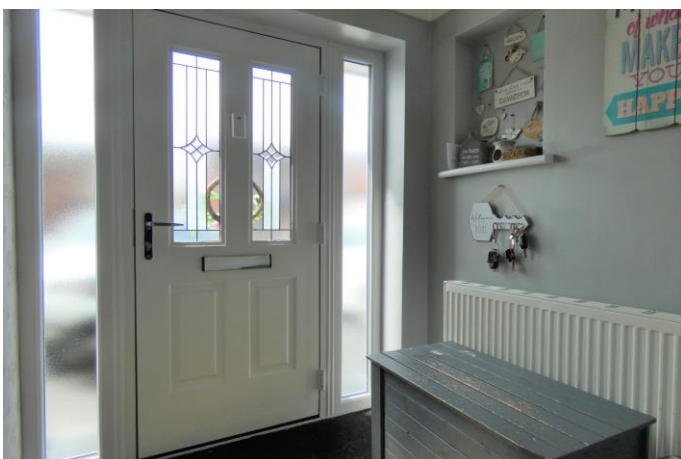
NEW Bespoke Imprinted
Driveway Providing Ample Off
Road Parking

Viewing is HIGHLY
Recommended to FULLY
Appreciate This TRUELY,
STUNNING Family Home!!!!



Tempo Estates are DELIGHTED to Bring to the Market this IMPRESSIVE Four Bedroom, EXECUTIVE Family Home. Situated in a Quite Cul-De-Sac within a Popular Location. The Property is Arranged Over Two Levels Comprising; Entrance Hallway, Lounge, Study, Extended Family Room, Reception Room, Kitchen, WC and Integral Garage. To the First Floor, there is a Master Bedroom with En-suite, Three Further Bedrooms and a Family Bathroom. Externally the Property Has a NEW Bespoke Imprinted Driveway Providing Ample Off Road Parking and Easy Maintained Large Rear Gardens with a Fabulous Timber Decking, and BEAUTIFUL Indian Stoned Area, Perfect for This Summer Nights to Entertain!! Viewing is HIGHLY Recommended to FULLY Appreciate This TRUELY, STUNNING Family Home!!!!

**For an appointment to view call 01772 633399 or email
info@tempoestates.co.uk**





Entrance Hall

Welcoming entrance hall with inset doormat, wood flooring, panel radiator, coving and ceiling light. Stairs lead to first floor.

Lounge 16' 7" x 12' 1" (5.05m x 3.68m)

Spacious principal reception room with wood flooring, two wall lights, coving and ceiling light. uPVC window to front elevation and double doors leading to study.

Study 8' 6" x 7' 5" (2.59m x 2.26m)

Open plan study area with panel radiator, ceiling light, coving and archway to open plan family room.

Family Room 18' 6" x 16' 9" (5.63m x 5.10m) to max
L shaped spacious family room housing windows to rear and side elevation and doors leading rear garden, providing ample natural light to enter. Inset spotlights, wood flooring, wall light and two panel radiators. Further uPVC window and door lead to garage.

Reception Room 12' 7" x 7' 11" (3.83m x 2.41m)

Good sized second reception room with wood flooring, coving, ceiling light and panel radiator. Windows to side and front elevation and door leading to Kitchen.

Kitchen 15' 3" x 10' 9" (4.64m x 3.27m) to max

Modern fitted kitchen housing range of eye and base level units in white gloss with wood effect worktops and tiled splash back. Island with breakfast bar and power sockets, built in Hotpoint oven with five ring gas hob and cooker hood above. Ample integrated appliances including dishwasher, washer and dryer alongside space for freestanding american style fridge freezer. Double bowl stainless steel sink with mixer and drainer, cupboard housing boiler and understair storage space. Coving, inset spotlights, two panel radiators, frosted window to side elevation and door leading to rear garden.

Ground Floor WC 5' 11" x 3' 10" (1.80m x 1.17m)

Fitted two piece suite comprising: inset WC and hand wash basin with mixer tap. Part tiled walls, wood effect flooring, coving, ceiling light and frosted window to the side aspect.

Landing

First floor landing with hatch providing access to boarded loft with ladders, ceiling light and coving,

Bedroom One 14' 2" x 9' 1" (4.31m x 2.77m)

Spacious double bedroom with window to front elevation, panel radiator, coving and inset spotlights. Door leads to en-suite.

En-Suite 7' 0" x 5' 9" (2.13m x 1.75m)

Modern en-suite shower room with three piece suite comprising: inset WC and hand wash basin over vanity unit and drawers with marble effect counter top and step in corner shower cubicle. Fully tiled walls, marble effect flooring, chrome heated towel ladder and wall mounted drawers. Ceiling light, extractor fan and frosted window to the front.

Bedroom Two 15' 5" x 8' 6" (4.70m x 2.59m)

Second double bedroom with coving, ceiling light, panel radiator and window to front elevation.

Bedroom Three 9' 11" x 8' 11" (3.02m x 2.72m)

Third double bedroom with coving, panel radiator, inset spotlight and window overlooking rear garden.

Bedroom Four 8' 11" x 8' 6" (2.72m x 2.59m)

Good sized fourth bedroom with panel radiator, ceiling light, coving and window to rear aspect.

Bathroom 6' 7" x 6' 6" (2.01m x 1.98m)

Modern fitted bathroom housing three piece suite comprising: low flush WC, floating hand wash basin and Jacuzzi panel bath with overhead waterfall shower. Tiled flooring and fully tiled walls, chrome heated towel ladder and wall mounted cupboard and shelf. Wall light, inset spotlight with extractor fan and frosted window to rear elevation.

Garage 18' 6" x 12' 5" (5.63m x 3.78m)

Brick built garage with up and over door, power, light and door to side of property.

Exterior

New bespoke imprinted driveway to the front of the property providing parking for four vehicles. Access to integrated garage. Indian stone paved patio area to the rear ideal for outside dining and entertaining! Enclosed rear garden with timber fence surround, artificial lawn and fantastic timber decking area currently housing hot tub. Borders of mature shrubs and plants, timber shed for storage and feature timber



pergola. Outside electric and water sources and timber gates to either side.



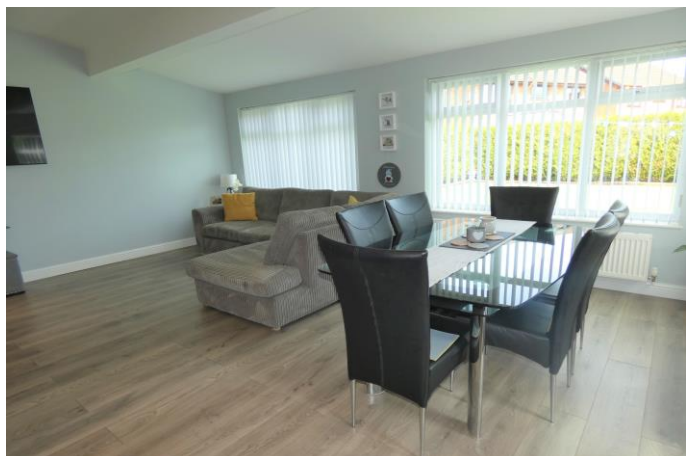
Council Tax Band =

Tenure

We have been advised by the vendor that this property is , this information should always be checked by a solicitor prior to purchase.

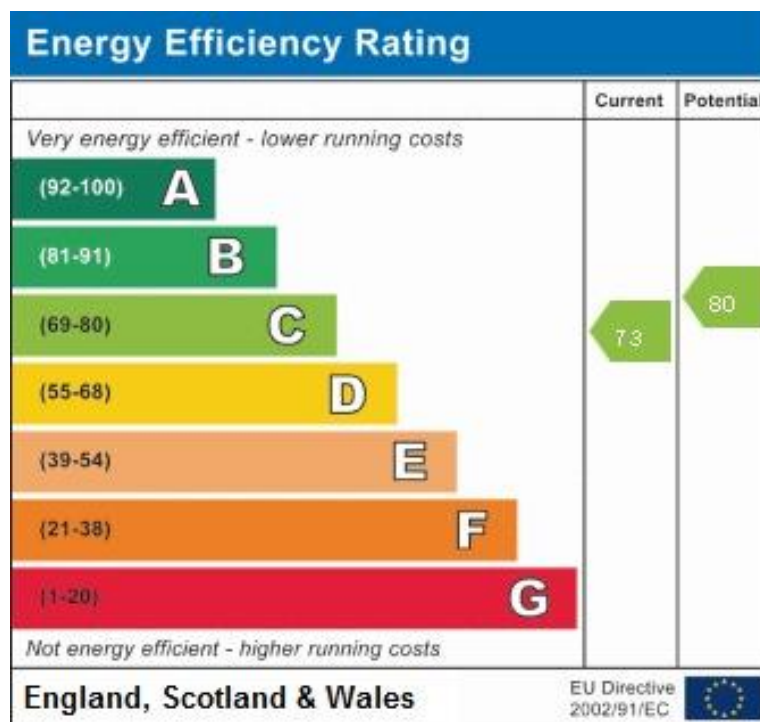
Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.



FLOORPLANS

EPC Chart



Address:
Maplebank

Terms & Conditions

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

Misrepresentation Act 1967:- tempoestates.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

Arrange A Viewing

If you are interested in viewing a property through tempoestates.co.uk please call our team on 01772 633399 or email info@tempoestates.co.uk

Financial Advice/Conveyancing

Tempoestates.co.uk have links to a range of financial products and services including independent mortgage advice and conveyancing.

Please call our team on 01772 633399 or email info@tempoestates.co.uk

Thank you for visiting the tempoestates.co.uk website.

Arrange A Property Valuation

If you are thinking of selling or letting your property tempoestates.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email info@tempoestates.co.uk.