





This beautifully presented home at Sandon Close features a spacious kitchen/dining area at its heart, with a range of modern base and eye-level storage units, drop-edge granite work surfaces, and a breakfast island with a five-ring induction hob. The kitchen is equipped with top-of-the-line appliances, including an oven/grill, fridge, freezer, and built-in extractor, along with a one-and-a-half ceramic sink. The adjacent conservatory, with underfloor heating, offers a bright, versatile space with UPVC double glazing and a vaulted PVC ceiling. The utility room offers additional storage and functionality, with plumbing for undercounter appliances and a ceramic sink, while the refitted shower room features a double shower cubicle, a vanity wash hand basin, and a heated towel radiator.

The home also boasts a welcoming porch leading into a spacious lounge with a feature fireplace and bay window. A family room with French doors and a wall-mounted electric fireplace adds further appeal. Upstairs, the landing offers ample storage and access to four well-proportioned bedrooms, including a master with built-in wardrobes and storage. The family bathroom features a corner bath, low-level WC, and a wash hand basin, with complementary tiling and spotlighting. This home is both practical and stylish, perfect for modern family living.

The property is complemented by a beautifully landscaped garden, featuring a well-maintained patio area perfect for outdoor dining and relaxation, along with lush lawns for added greenery. Mature hedgerow boundaries offer privacy and a natural, tranquil feel. A large side elevation, which is block-paved, provides an ideal seating area, perfect for enjoying the outdoors in comfort. This charming garden is designed for low maintenance and offers a peaceful retreat for family gatherings or quiet moments.



Porch

With UPVC double glazed window to the front elevation, composite front entry door leading into, parquet style flooring throughout, internal glass panel door leads to:

Lounge

With a UPVC double glazed bay window to the front elevation, the focal point is a feature fireplace with timber Adam style surround and hearth, TV aerial point, two central heating radiators, staircase rising to the first floor landing with useful under stairs storage cupboard, internal glass panel door leads to:

Kitchen/Diner

The heart of the home is undoubtedly the kitchen/dining area, featuring a suite of modern, matching base and wall storage units, along with drawers. The space is enhanced by drop-edge Quartz work surfaces and a breakfast island, complete with a five-ring induction Hotpoint hob. Additional appliances include an oven/grill, fridge, freezer, built-in extractor, and a one-and-a-half ceramic sink with a drainer and mixer tap. Internal doors lead to:

Conservatory

With UPVC double glazed sliding patio doors and adjoining double glazed window units to both rear and side elevations, PVC vaulted ceiling and panel flooring throughout.



Utility Room

With a UPVC double glazed windows to rear side elevations, a PVC double glazed door leading to the garden, panelled flooring throughout, central heating radiator, a range of matching base and eye level storage cupboards with drop edge marble effect work surfaces and tiled splashback, plumbing space for freestanding undercounter appliances, extra freezer, ceramic sink with mixer tap, internal door leads to:







Shower Room

Featuring a refitted three piece room suite comprising of low-level WC with continental flush, vanity wash hand basin with mixer tap, tiled splashback and base level storage, double shower cubicle with PVC panelling to wall coverings, sliding glass screen and waterfall showerhead, chrome heated towel radiator, extractor fan and in housing is the Worcester Bosch central heating gas boiler.

Family Room

With a set of UPVC double glazed French doors leading to the front elevation and central heating radiator with a wall mounted gas fireplace.

Landing

With a smoke alarm, airing cupboard housing the hot water tank with eyelevel shelving, internal doors lead to: a further storage cupboard with eyelevel shelving, and the following:

Bedroom One

With 2x UPVC double glazed windows to the front elevation, a useful overstairs storage cupboard with eye level shelving and hanging rail, central heating radiator and a further double wardrobe comprising of hanging rails and shelving.

Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low level WC, corner bath unit, wash hand basin, complementary tiling to both floor and wall coverings, tongue and groove panelling, spotlighting to ceiling and heated towel radiator.

Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator, access into loft space via loft hatch.

Bedroom Four

With a UPVC double glazed window to the front elevation, central heating radiator, a range of built-in fitting wardrobes and overhead storage spaces.









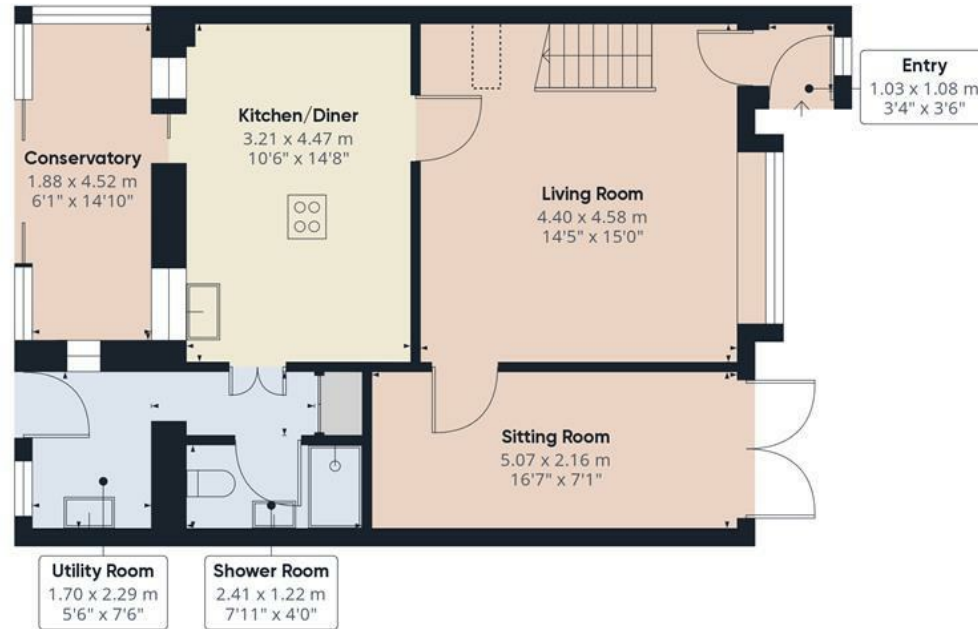
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Floor 0



Floor 1

Approximate total area⁽¹⁾

114.29 m²
1230.2 ft²

Reduced headroom

0.33 m²
37.89 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

65.61 m²
706.22 ft²

Reduced headroom

0.33 m²
37.89 ft²

(1) Excluding balconies and terraces

Reduced headroom

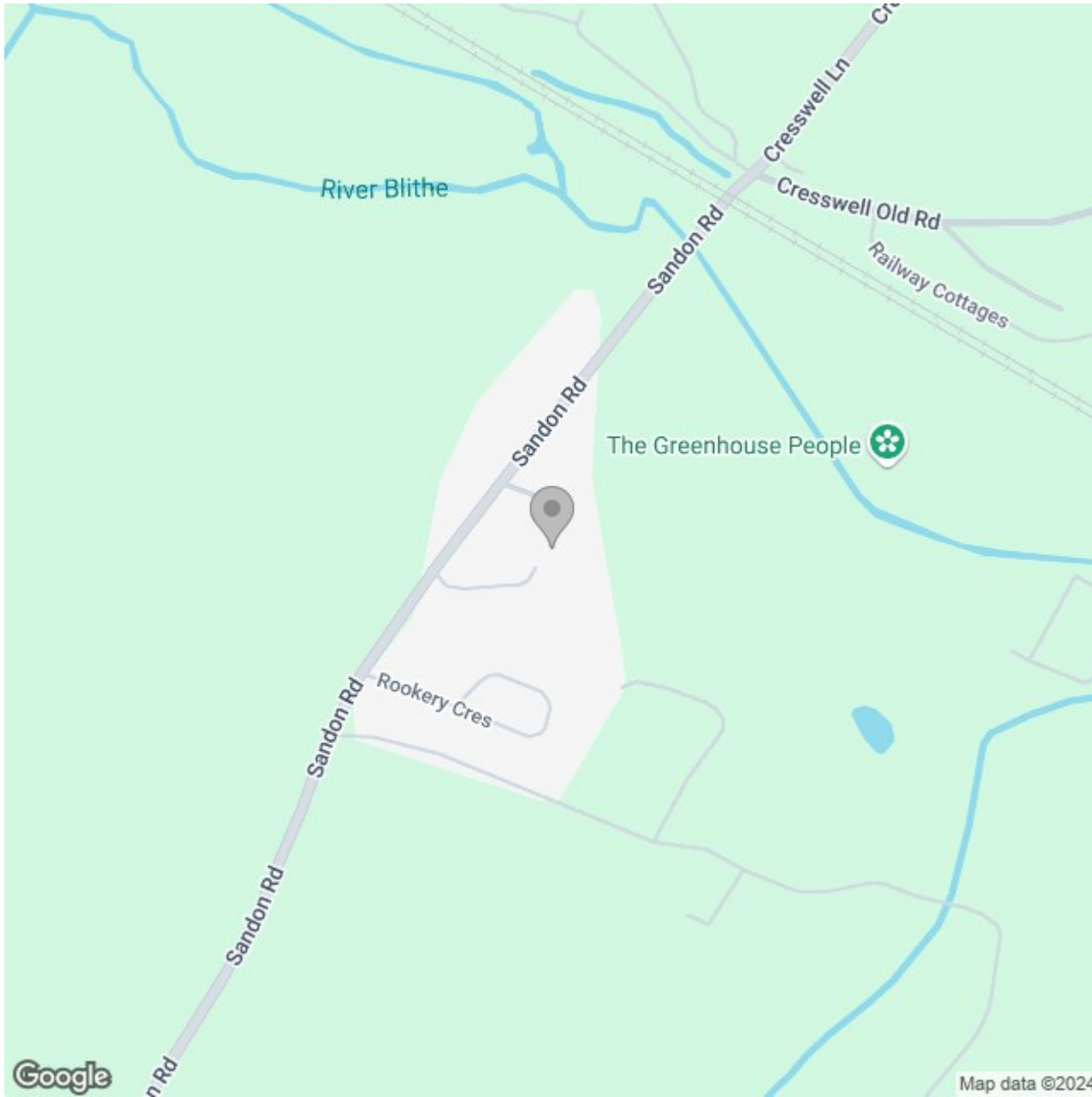
..... Below 1.5 m/5 ft

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	