An impressive four bedroom detached property occupying a prime position on Clover Drive in the popular Eden Park development off Hart Lane. The home was originally built by Shepherd Homes to the 'Ashbrook' design, with a layout which has been slightly altered and enhanced with an open plan lounge/dining room and delightful conservatory extension to the rear. An ideal purchase for family requirements with spacious and well proportioned rooms. The home features a modern kitchen and upgraded guest cloakroom, en suite and family bathroom, whilst further benefits include gas central heating, uPVC double glazing and secure burglar alarm system. In brief the internal layout comprises: entrance hall with stairs to the first floor and access to the guest cloakroom/WC, the lounge and dining room have been opened to provide an ideal place to entertain family and friends. The generous conservatory extension provides an additional seating area and extends to the rear of the kitchen offering use as a utility area. The kitchen is fitted with a range of units to base and wall level and includes a built-in oven, hob and extractor.
To the first floor are four good sized bedrooms, the master bedroom benefitting from fitted wardrobes and an en suite shower room, with the remaining bedrooms being served by the refitted family bathroom. Externally is a low maintenance front garden with a double width driveway providing useful off street parking, whilst leading to the garage. The enclosed side and rear gardens are attractively landscaped with patio and lawned areas. A useful timber storage shed and greenhouse are included in the asking price.

GROUND FLOOR

ENTRANCE HALL
Accessed via double glazed composite entrance door, modern laminate flooring, spindled staircase to the first floor with newel post and under stairs storage cupboard, coving to ceiling, convector radiator, access to:

GUEST CLOAKROOM/WC
Refitted with a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and white gloss cabinet below, close coupled WC, attractive tiling to splashback and flooring, coving to ceiling, uPVC double glazed window to the front aspect, convector radiator.

OPEN PLAN LOUNGE/DINING ROOM

DINING AREA
13'6 x 9'11 (4.11m x 3.02m)
uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, convector radiator, access to:

LOUNGE AREA
16'4 x 9'11 (4.98m x 3.02m)
Fitted with an attractive feature fire surround with 'coal' effect electric fire, fitted carpet, uPVC double glazed French doors with matching side screens to the conservatory extension, coving to ceiling, television point.

KITCHEN
16'3 x 8'9 (4.95m x 2.67m)
Fitted with a range of cream 'shaker' style units to base and wall level with brushed stainless steel handles and complementing granite work surfaces incorporating an inset one and a half bowl stainless steel sink unit with chrome mixer tap, built-in electric oven with four ring touch hob above and canopy housing extractor hood over, tiling to splashback, recess with plumbing for washing machine, space for free standing 'American' style fridge/freezer,integrated 'Bosch' dishwasher, three drawer unit to base level, glass fronted display cabinets to eye level, corner shelving to eye level unit, modern laminate flooring, door to conservatory, two uPVC double glazed windows to the rear aspect, coving to ceiling, convector radiator.
CONSERVATORY/UTILITY EXTENSION

CONSERVATORY AREA
13’3 x 13’ (4.04m x 3.96m)
A delightful and generous uPVC double glazed conservatory extension offering seating and utility areas, the seating area incorporating French doors which open to the garden, attractive tiling to flooring, PVC panelling to ceiling with inset spot lighting, television point.

UTILITY AREA
10’9 x 5’10 (3.28m x 1.78m)
Attractive granite worktop with recess for dryer below, two matching base level units, uPVC double glazed windows and door to the rear garden, PVC panelling with inset spot lighting to ceiling, convector radiator.

FIRST FLOOR

LANDING
Fitted carpet, coving to ceiling, convector radiator, hatch to loft space.

BEDROOM 1
15’1 x 10’8 (4.60m x 3.25m)
A generous master bedroom with uPVC double glazed window to the front aspect, built-in wardrobes, fitted carpet, coving to ceiling, convector radiator.

EN SUITE SHOWER ROOM/WC
6’6 x 5’1 (1.98m x 1.55m)
Refitted with a modern three piece suite and chrome fittings comprising: shower cubicle with chrome frame, glass panelled door and chrome shower, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to splashback, being full height to shower level, tiling to flooring, useful storage cupboard, uPVC double glazed window to the front aspect, coving to ceiling, extractor fan, convector radiator.

BEDROOM 2
14’8 x 10’7 (4.47m x 3.23m)
A spacious second bedroom with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

BEDROOM 3
11’5 x 10’2 (3.48m x 3.10m)
Currently used as a guest bedroom with uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, convector radiator.

BEDROOM 4
8’2 x 7’6 (2.49m x 2.29m)
Currently used as a home office with uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, convector radiator.
BATHROOM/WC
6'8 x 5'6 (2.03m x 1.68m)
Refitted with a modern three piece suite and chrome fittings comprising:
panelled bath with chrome mixer tap and shower attachment, protective
glass shower screen, inset wash hand basin with chrome mixer tap and
white gloss cabinet below, close coupled WC, attractive tiling to
splashback and flooring, uPVC double glazed window to the front aspect,
coving to ceiling, extractor fan, convector radiator.

OUTSIDE
The property features a low maintenance, part lawned open plan front
garden with a double width block paved driveway providing useful off street
parking, whilst leading to the garage. The enclosed rear garden features a
generous lawn, pebbled and paved patio areas with well stocked border,
fenced boundaries, useful timber storage shed and greenhouse included.

GARAGE
Accessed via an up and over door to the front, electric light, power points.
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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