
Sinclair
12 Wharmby Street, Hugglescote
£340,000

12 Wharmby Street

Hugglescote

This nearly new FOUR DOUBLE BEDROOM DETACHED FAMILY HOME comes to the market enjoying 7 years of NHBC remaining and in brief comprises an entrance hall, lounge, open plan 21'4" kitchen/diner, utility room and ground floor w.c. Stairs rising to the first floor landing offering four double bedrooms including an en-suite shower room and family bathroom respectively. Externally, the property benefits from an integrated garage, double tarmacadam driveway offering off road parking and a private garden to rear.

Council Tax band: E

Tenure: Freehold

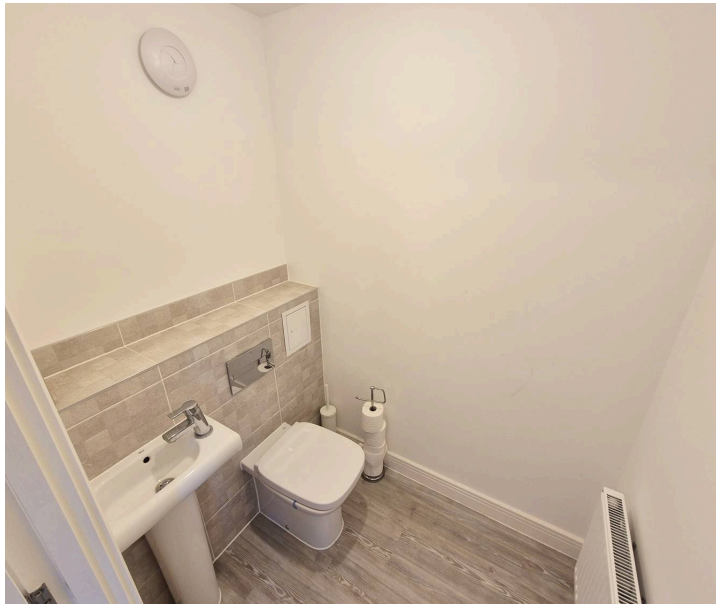
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four Double Bedrooms
- Modern Detached Home
- 21'4" Kitchen/Diner
- En-suite & Family Bathroom
- Garage & Driveway
- 7 years NHBC Remaining







GROUND FLOOR

Entrance Hall
Entered through a composite front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window. The entrance hall comprises stairs rising to the first floor with access to under stairs storage, timber effect LVT flooring and giving way to both the kitchen/diner and lounge.

Lounge
16' 4" x 10' 2" (4.98m x 3.10m)
Having uPVC double glazed window to front.

Kitchen/Diner
14' 0" x 21' 7" (4.27m x 6.58m)
Inclusive of a modern range of wall and base units with rolled edge work surfaces, a five ring gas hob with splash screen and extractor hood over, a one and a half bowl sink and drainer unit with mixer tap, a double electric oven and grill with a microwave functionality and an integrated dishwasher. Other benefits include inset down lighting, timber effect LVT flooring, uPVC double glazed window to rear and further uPVC French doors accessing the private rear garden.

Utility Room
5' 2" x 5' 5" (1.57m x 1.65m)
Having continued flooring from the kitchen/diner, rolled edge work surface, a range of base units, space and plumbing for appliances, extractor fan and a sink and drainer unit.

W.C
Comprising continued flowing from the utility room, a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, extractor fan and part tiled walls.







FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to four good size bedrooms including the en-suite shower room and family bathroom and comprises a loft hatch and an airing cupboard housing the hot water cylinder.

Bedroom One
15' 0" x 10' 2" (4.57m x 3.10m)
Having uPVC double glazed window to front.

En-suite Shower Room
4' 2" x 6' 5" (1.27m x 1.96m)
This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, a shower enclosure with thermostatic mixer tap over, timber effect laminate flooring, inset down lighting, extractor fan and an opaque uPVC double glazed window to front.

Bedroom Two
14' 7" x 10' 1" (4.45m x 3.07m)
Having uPVC double glazed window to front.

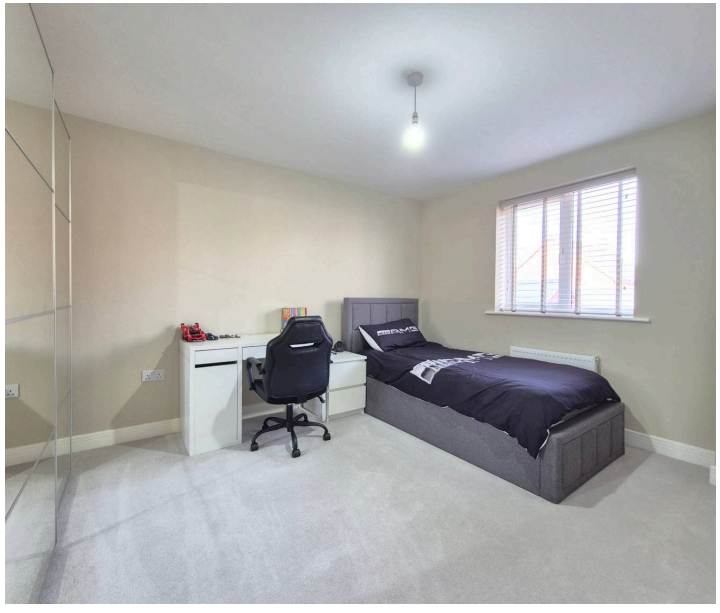
Bedroom Three
10' 3" x 10' 1" (3.12m x 3.07m)
Having uPVC double glazed window to rear.

Bedroom Four
13' 1" x 10' 0" (3.99m x 3.05m)
Having uPVC double glazed window to rear.

Family Bathroom
8' 3" x 6' 8" (2.51m x 2.03m)
This four piece suite comprises a low level push button w.c, pedestal wash hand basin with a mono bloc mixer tap, panelled bath with tiling to splash prone areas, a shower enclosure with thermostatic mixer tap and chrome heated towel rail. Other benefits include an opaque uPVC double glazed window to rear, tile effect LVT flooring, a shaver point, inset down lighting and extractor fan.







REAR GARDEN

Benefiting from a paved patio area facilitated by a side gate, well maintained lawn and water point whilst surrounded by timber close board fence panelling.

FRONT GARDEN

Having a well maintained lawn with a host of shrubs and giving way to the front door beneath a canopy porch.

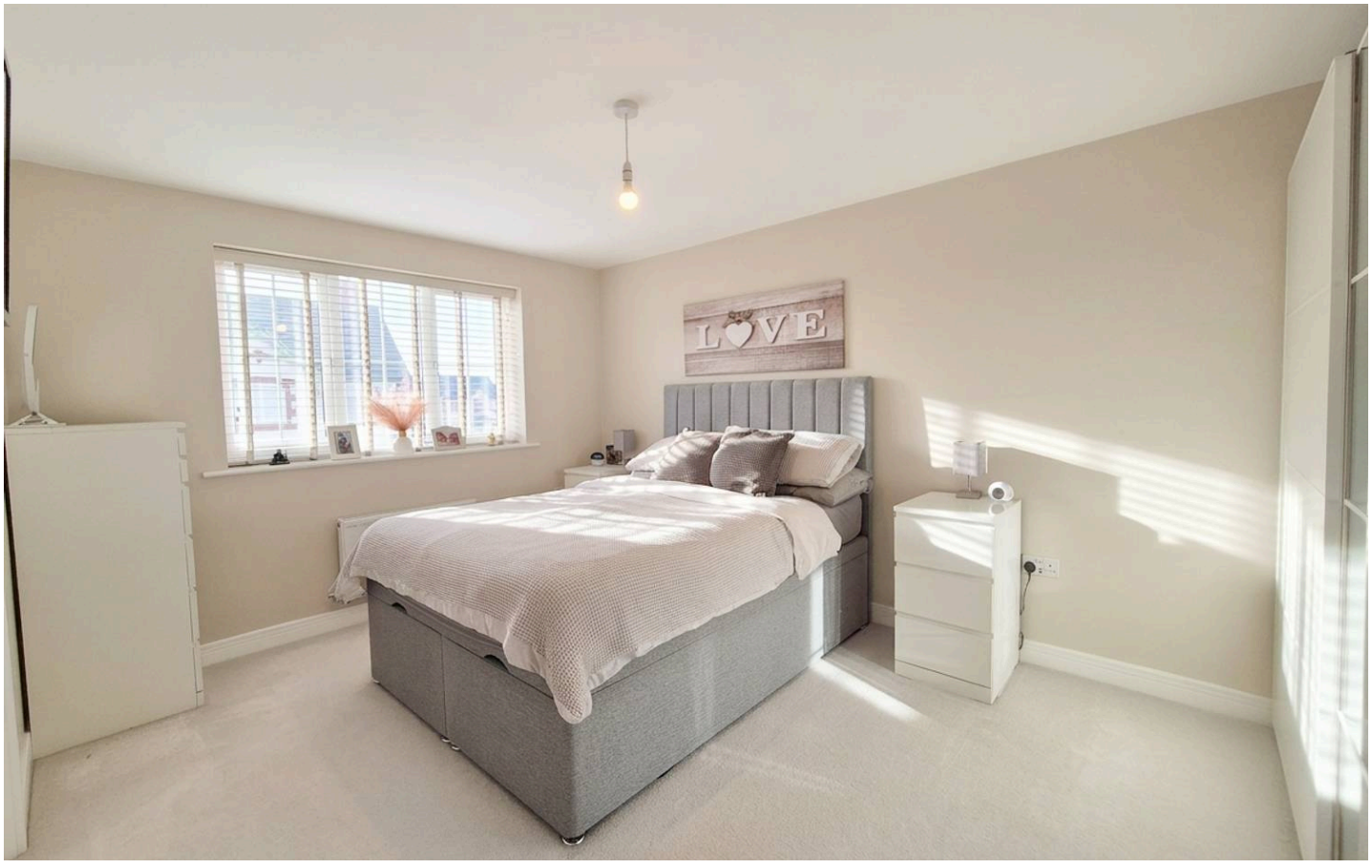
Driveway

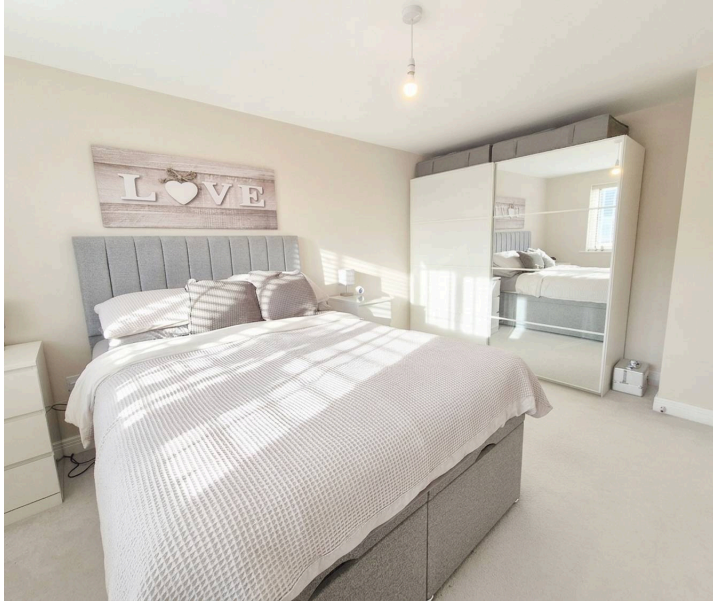
Having a double tarmacadam driveway offering off road parking for multiple vehicles.

Garage

19' 6" x 9' 8" (5.94m x 2.95m)

Entered via an up and over door to front and having light power and the gas fired central heating boiler.

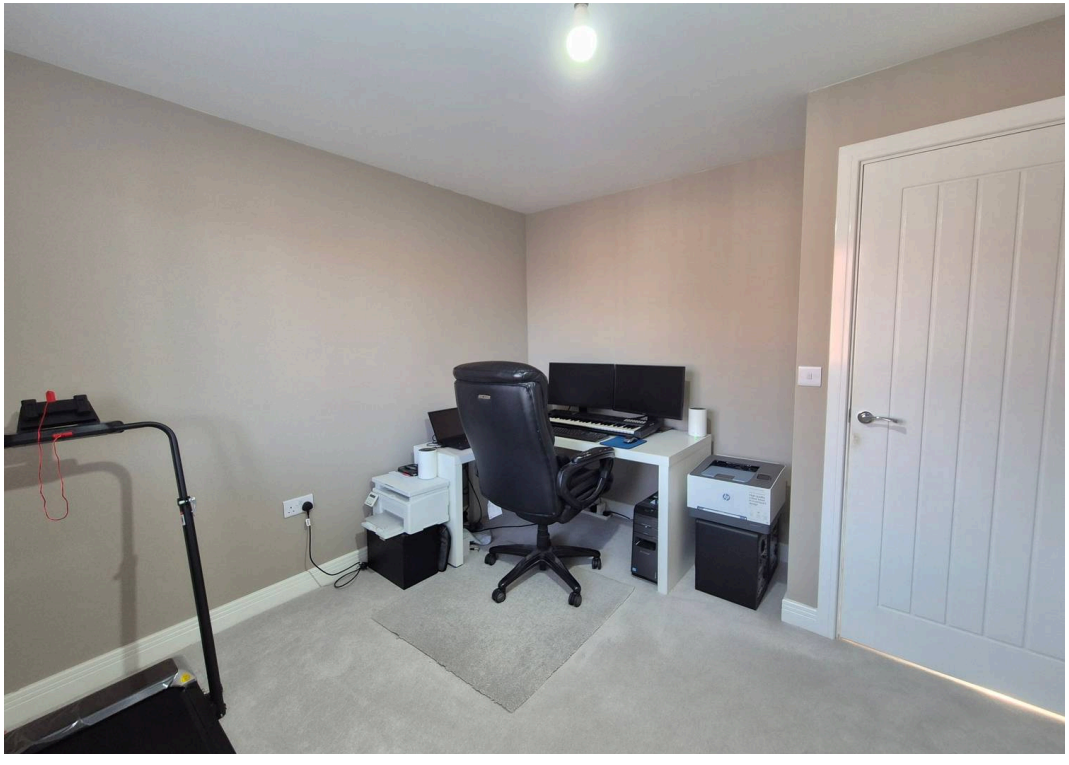








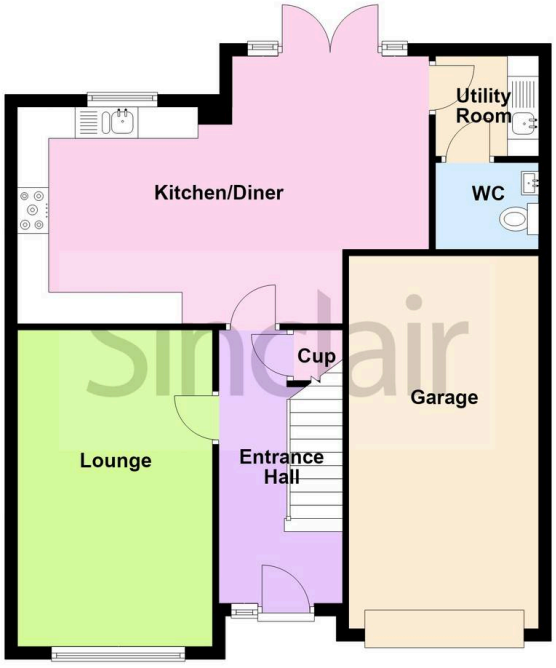






Ground Floor

Approx. 72.8 sq. metres (783.7 sq. feet)



First Floor

Approx. 67.6 sq. metres (728.1 sq. feet)





Sinclair Estate Agents

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