



Mistletoe Gardens, Priors Hall Park

**STUART
CHARLES**
ESTATE AGENTS

£379,950

Offered FOR SALE is this rarely available STONE-built FOUR bedroom detached family home located on the desirable Priors Hall Park area. This beautiful property was built in May 2024 by prominent builder, Taylor Wimpey, resulting in this property having over 7 years of NHBC warranty remaining. The home is situated a short distance to both primary and secondary schools as well as a short distance to shops and community centre. To the ground floor is an entrance hall, larger than average guest W.C., spacious lounge, utility room and stylish kitchen/diner, which features integrated appliances. To the first floor are four good sized bedrooms, with the master benefiting from a three piece en-suite and a modern family bathroom. To the front of the property is a pebbled dash frontage with a patio walkway leading to the front entrance, in addition to a gated access to the garden. To the side/rear of the property is a landscaped garden, which has a patio seating area leading to a low maintenance laid lawn, surrounded to all sides by brick walling. There is a tandem driveway providing parking for multiple vehicles which leads to a detached garage. Call now to avoid missing out on this stunning property!!!

- STONE-BUILT IN MAY 2024 WITH OVER 7 YEARS OF NHBC WARRANTY REMAINING
- SPACIOUS LOUNGE WITH FRENCH DOORS TO GARDEN AND LOG BURNER
- FOUR GOOD SIZED BEDROOMS
- LANDSCAPED GARDEN
- CLOSE TO SHOPS
- MODERN OPEN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- GUEST W.C.
- EN SUITE TO MASTER
- GARAGE AND PARKING FOR MULTIPLE VEHICLES
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS

Entrance Hall

Entered via a double glazed front door, under stairs storage cupboard, radiator, doors to;

Guest W.C.

6'5" x 5'7" (1.98m x 1.72m)

Fitted to comprise of a low level hand wash basin, low level pedestal, radiator.

Living Room

19'95 x 11'35 (5.79m x 3.35m)

Radiator, double glazed window to front elevation, double glazed French doors to side elevation, log burner.

Kitchen/Diner

19'86 max x 13'4 min x 11'7 max x 7'34 min (5.79m max x 4.06m min x 3.53m max x 2.13m min)

Fitted to comprise a range of base and eye level unit, one and a half steel sink







and drainer, gas hob with overhead extractor, integrated dishwasher, integrated fridge/freezer, double electric oven, radiator, double glazed window to front elevation, double glazed window to side elevation, double glazed window to front elevation, opening to;

Utility

6'6 x 4'7 (1.98m x 1.40m)

Fitted to comprise of base unit with integrated washing machine, radiator.

First floor landing

Stairs rising from ground floor, storage cupboard, loft access, doors to;





Bedroom One

11'17 x 11'81 (3.35m x 3.35m)

Radiator, double glazed window to side elevation, door to;

En-Suite

6'05 x 4'38 (1.96m x 1.22m)

Fitted to comprise of a three piece suite consisting of a low level hand wash basin, low level pedestal, double walk-in shower cubicle with overhead system shower, radiator, extractor.

Bedroom two

11'9 x 9'7 (3.58m x 2.92m)

Radiator, double glazed window to side elevation.





Bedroom Three

9'93 x 8'28 (2.74m x 2.44m)

Radiator, double glazed window to side elevation, double glazed window to front elevation, built in wardrobe.

Bedroom Four

7'41 x 7'07 (2.13m x 2.31m)

Radiator, double glazed window to front elevation.

Bathroom

7'03 x 6'21 (2.21m x 1.83m)

Fitted to comprise of a three piece suite consisting of a low level hand wash basin, low level pedestal, panel bath with overhead system shower, double glazed window to front elevation, radiator.

Outside





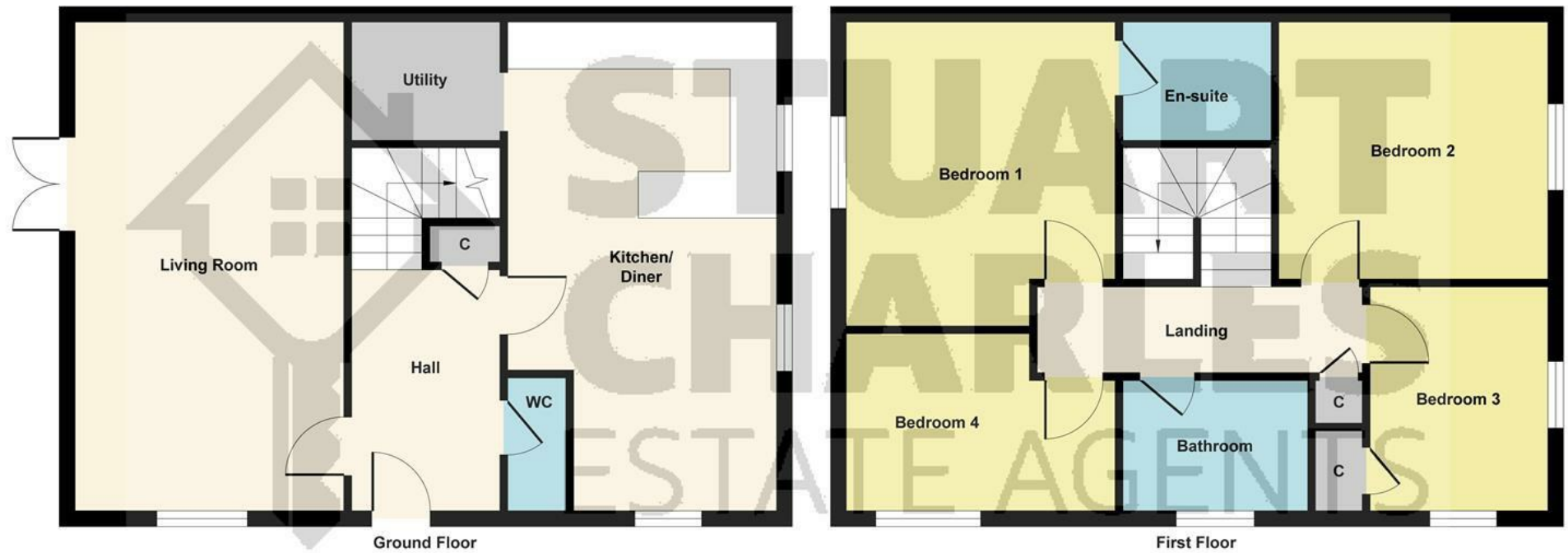


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



FRONT - Pebble dash frontage with patio leading to front entrance, gated access in garden.

SIDE (GARDEN) - A patio area leading to a newly laid grass lawn, surrounded by brick walling to all sides.

SIDE (PARKING) - A long tandem driveway providing parking for multiple vehicle, leading to a detached garage with up and over door, fitted with power and lights

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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