



**Harvey Drive, Dagnall, HP4 1FR**  
**Asking price £650,000**

**Sears & Co**  
estate & letting agents



A recently constructed and superbly presented four bedroom detached family home situated in this delightful gated development, Harvey Drive, Dagnall, HP4 with accommodation spanning in excess of 1500 sqft.

The layout comprises an entrance hallway, 21ft living room, impressive open plan kitchen/dining room with integrated appliances, useful utility room, w/c, principal bedroom with en suite shower room, three further bedrooms and a modern family bathroom.

Externally the property further benefits from driveway parking, garage, an area of front garden and a low maintenance private rear garden. Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.



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#### **Composite Front Door**

##### **Entrance Hallway**

Tiled flooring. Underfloor heating. Under stair storage cupboard. Recessed down lighting. Airing cupboard. Stairs rising to the first floor accommodation. Access to the utility room, w/c, kitchen/dining room and living room.

##### **Living Room**

Double glazed sliding doors leading to the front patio. Two double glazed windows. Recessed down lighting. Underfloor heating.

##### **Kitchen/Dining Room**

Double glazed bi folding doors leading to the rear garden. Fitted with a range of eye and base level units with quartz 'Calcutta' style work surfaces over also forming an island and drainer groves. Inset sink with mixer tap. Integrated 'Neff' one

and a half oven & 'Neff' electric hob with extractor over. Integrated fridge, freezer, slimline dishwasher and wine cooler. Tiling to splash back areas. Tiled flooring. Underfloor heating. Recessed down lighting.

##### **Utility Room**

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding washing machine and tumble dryer. Stainless steel sink with drainer unit and mixer tap. Tiled flooring. Tiling to splash back areas. Underfloor heating.

##### **W/C**

Double glazed window. Fitted with a feature wash hand basin and a low level w/c. Tiled flooring. Tiling to splash back area. Chrome heated towel rail.

##### **First Floor Landing**

Double glazed window. Airing cupboard. Access to the loft via a pull down ladder. Access to the family bathroom and four bedrooms.

##### **Principal Bedroom**

Double glazed window. Underfloor heating. Freestanding wardrobe. Recessed down lighting. Access to the en suite shower room.

##### **En Suite Shower Room**

Double glazed window. Fitted with an oversized shower area with rainfall style shower head, feature sink and a low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail. Recessed down lighting. Extractor fan.

##### **Bedroom**

Double glazed window. Underfloor heating. Recessed down lighting. Freestanding wardrobe.

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Double glazed window. Underfloor heating. Recessed down lighting. Freestanding wardrobe.

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Double glazed window. Underfloor heating. Recessed down lighting. Freestanding wardrobe.

##### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a tile enclosed bath with glass screen and shower over, vanity wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail. Recessed down lighting. Extractor fan.

##### **To The Front**

An area of driveway parking laid with block paving. An area of front garden laid with patio slabs. Side access. Courtesy door to the garage.

##### **Garage**

Power and lighting. Accessed via an electric roller door the front aspect and courtesy door to the side aspect.

##### **To The Rear**

A private garden arranged with areas of patio and lawn. Inbuilt lighting. Outside tap. Enclosed by timber panel fencing and part walled.

##### **Service Charge**

The owners have also advised that the property is subject to a service charge in the region of £300 per annum. This information should be verified by a solicitor prior to exchange of contracts.

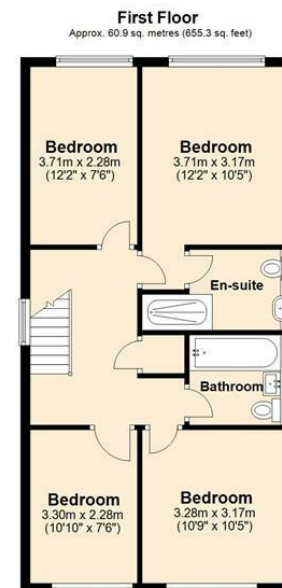












Total area: approx. 148.5 sq. metres (1598.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp

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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	94 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		