



HOPKINS & DAINTY

ESTATE AGENTS



Meadow Gardens, Measham, DE12 7EA

£499,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be offering this substantial and beautifully presented family home. Set towards the edge of this popular village, convenient for access to the nearby A42/M42. The property stands on a generous garden plot with ample off road parking courtesy of two driveways and a detached garage.

Offering ready to move into accommodation, comprising entrance hallway, lounge with a feature fireplace, rear dining room with patio doors open to the conservatory which overlooks the delightful garden. There is a fitted kitchen breakfast room with integrated appliances, utility room, guest WC and the double garage has been part converted to provide a useful home office. On the first floor there are four good sized bedrooms, two of which have built in wardrobes and the master has an en-suite shower room. There is also the main family bathroom with a three piece suite.

The property has gas central heating and double glazing. All external windows and doors have been fitted within the last 12 months and a new conservatory roof in the last 12 months. Front driveway parking, a detached garage, additional side driveway parking, a useful side storage area and the extensive rear lawn and patio garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed entrance door. With tiled flooring, a radiator, coving to the ceiling, stairs rising to the first floor with open storage space under and doors leading off.

Lounge 18'1" x 11'11" (5.52 x 3.65)



With a feature fireplace and coal effect gas fire. Radiator, coving to the ceiling, a double glazed front window and double doors opening to:

Dining Room 11'8" x 9'11" (3.58 x 3.03)



With a fitted range of shelving, storage and a desk/worktop. Radiator, coving to the ceiling and double glazed patio doors opening to:

Conservatory 11'11" x 10'11" max. (3.65 x 3.35 max.)



Generous conservatory with a solid roof (fitted c.2024); with a radiator, double glazed windows and French doors opening onto the garden.

Kitchen/Breakfast Room 16'3" x 9'9" (4.97 x 2.99)



Fitted range of base and wall units with worktops. Inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is a built in double electric oven, gas hob and hood, along with an integrated dishwasher and fridge. Tiled flooring, a designer radiator, coving to the ceiling, two double glazed rear windows and a door to:

Utility Room 7'7" x 7'6" (2.32 x 2.31)



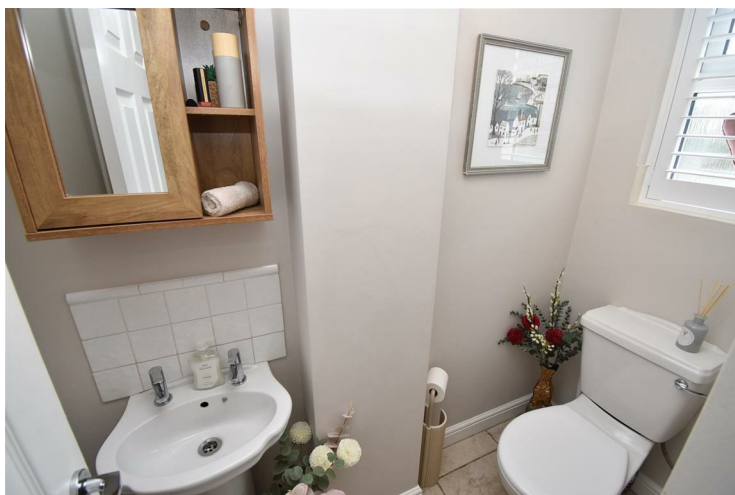
With a fitted worktop and storage cupboards. Inset sink with a mixer tap and tiled splashbacks. Plumbing for a washing machine, tiled flooring, a designer radiator and coving to the ceiling. Double glazed rear door and window and a door to:

Office 15'8" x 13'1">11'0" (4.79 x 4.01>3.37)



Partially converted from the double garage and used as a home office. With laminate flooring, a radiator, ceiling spotlights and loft storage space (which houses the boiler and is accessed via a pull down ladder). Door to the hallway.

Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring, a radiator, coving to the ceiling and a double glazed front window.

First Floor Landing



Decorative balustrade, access to the loft space, coving to the ceiling and a built in airing cupboard housing the hot water cylinder.

Master Bedroom 14'10" x 11'11" (4.53 x 3.64)



Measurements do not include the wardrobes. With a range of floor to ceiling wardrobes, a radiator, coving to the ceiling, double glazed front window and door to:

En-Suite Shower Room 7'1" x 6'0" max. (2.18 x 1.84 max.)



Three piece suite comprising shower, wash hand basin and WC. Coving to the ceiling and a double glazed front window.

Bedroom 2 11'2" x 9'6" (3.41 x 2.90)



Measurements do not include the wardrobes. Fitted floor to ceiling wardrobes, a radiator, coving to the ceiling and a double glazed rear window.

Bedroom 3 12'3" x 9'8">7'9" (3.75 x 2.96>2.37)



With a radiator, coving to the ceiling and double glazed front window.

Bedroom 4 11'3">6'2" x 9'1" (3.45>1.89 x 2.78)



With a radiator, coving to the ceiling and a double glazed rear window.

Bathroom 7'4" x 6'2" (2.26 x 1.89)



Three piece suite comprising bath with a shower attachment, wash hand basin and WC. Tiled splashbacks

and and flooring, a radiator, coving to the ceiling and a double glazed rear window.

Front Driveway

To the front of the property there is a large block paved driveway, providing access to the remaining front parts of the double garage (used for storage); the entrance door and detached garage. Gated side access to the storage area and rear garden.

We are informed that the property boundary includes the grass verge running from the house to Atherstone Road, which has been used by the current owners for extra parking.

Detached Garage 17'4" x 13'3" max. (5.30 x 4.05 max.)

With an up and over, door light and power connected, side windows and an access door.

Additional Driveway



To the left of the property there is additional driveway parking and gated access to the rear garden.

Side Storage Area



To the side of the house there is a useful storage area with a wooden shed.

Rear Garden



Generous rear garden extending the full width of the property; to provide a lovely place for family time and entertaining. With a lawn, patio seating areas, attractive borders and a fence and hedge boundary.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract

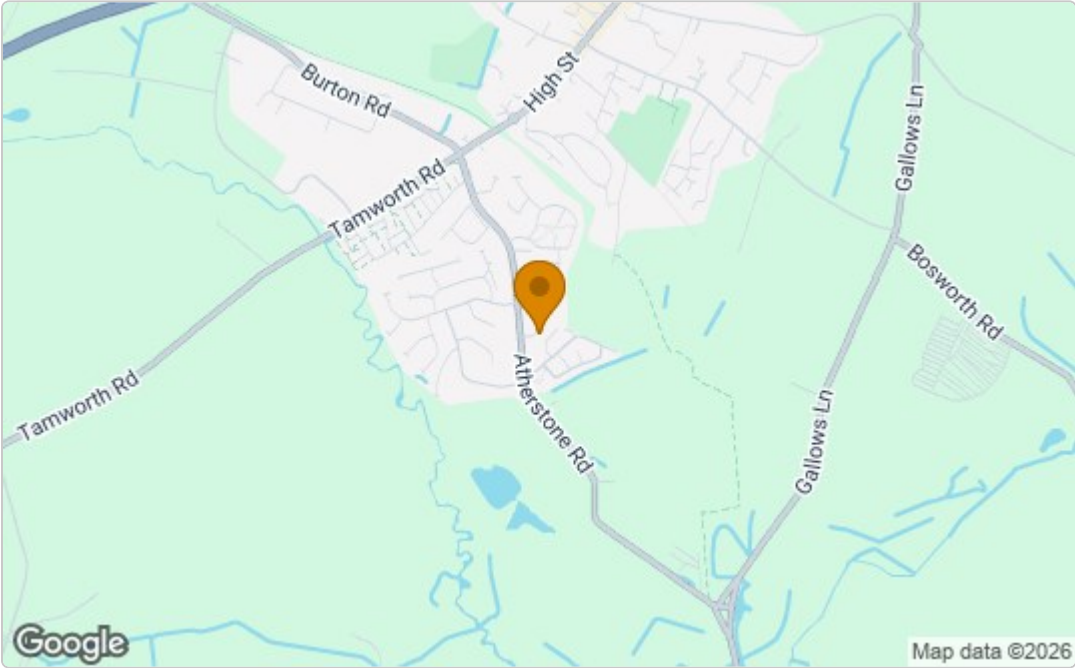
and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

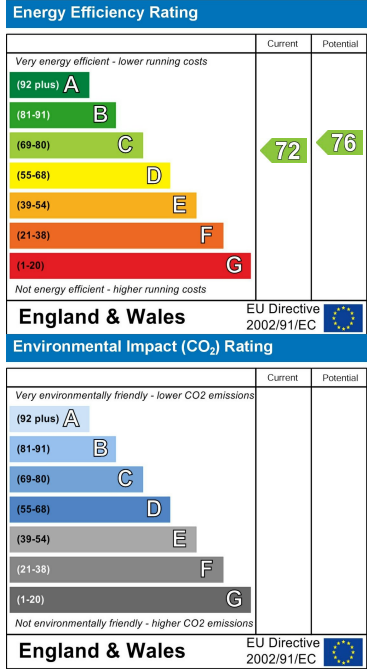


Total area: approx. 170.7 sq. metres (1837.1 sq. feet)
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.