



- Extended Staggered Terrace Home
- Dual aspect 18ft Lounge
- Main Bedroom With En Suite
- Under Floor Heating (ground floor) & Radiator Heating
- Garage & Driveway For 2 cars

- Entrance hall & Cloakroom
- Extended 26ft Kitchen/Dining/ Family Room
- 2 Further Bedrooms & Family Bathroom
- Solar Panels & EV Charger
- Enclosed North Westerly Garden

Selbon Estate Agents are delighted to offer this extended staggered terrace family home built by Mssrs Berkeley Homes approximately 13 years , situated in a cul-de-sac on the popular Edenbrook development, close to the 82 acre Edenbrook country park.

Owned from new, the current owners have extended and remodelled the home, offering it to the market, in our opinion, in excellent order throughout.

Accessed via a path leading to a covered entrance with the front door opening into a hallway with a utility cupboard (plumbing for washing machine), a further storage cupboard, stairs to the first floor landing, doors giving access to the living room, kitchen/dining/family room and a downstairs cloak room. The bright and spacious double aspect living room with bi-folding doors to the garden.

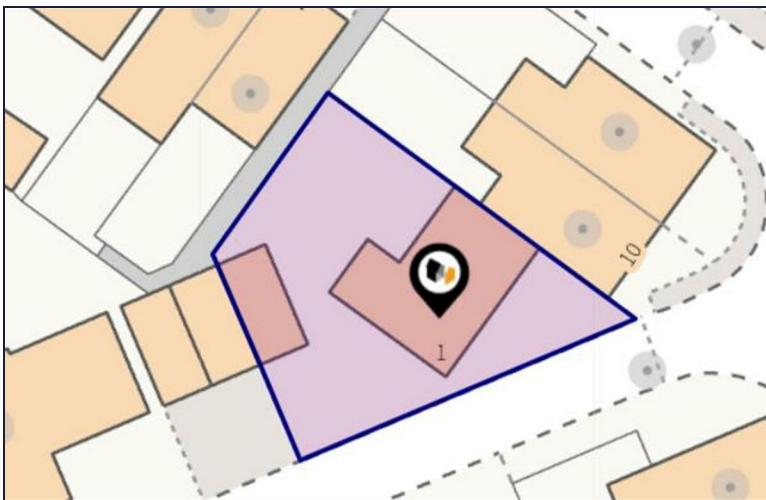
The centre piece of the home is the extended 26ft dual aspect kitchen/dining/family room, with a front aspect dining area and the family area has space for sofas and over looks the rear garden with bi-folding doors. Extended and remodelled by the current owners, creating an area for the new kitchen, which has been fitted to a high specification with a range of eye & base level units, ample work surfaces with an island and some integrated appliances.

The first floor benefits from 3 double bedrooms, the main bedroom has built in wardrobes and a well appointed en suite shower room and there is a family bathroom with a white suite.

Further benefits include, under floor heating to the ground floor, radiator heating to the first floor, solar panels (we are advised that the owners sell electricity back to the grid) double glazed windows, a single garage with light & power, driveway parking for two cars with an EV charging point & a north westerly garden with a good degree of privacy.

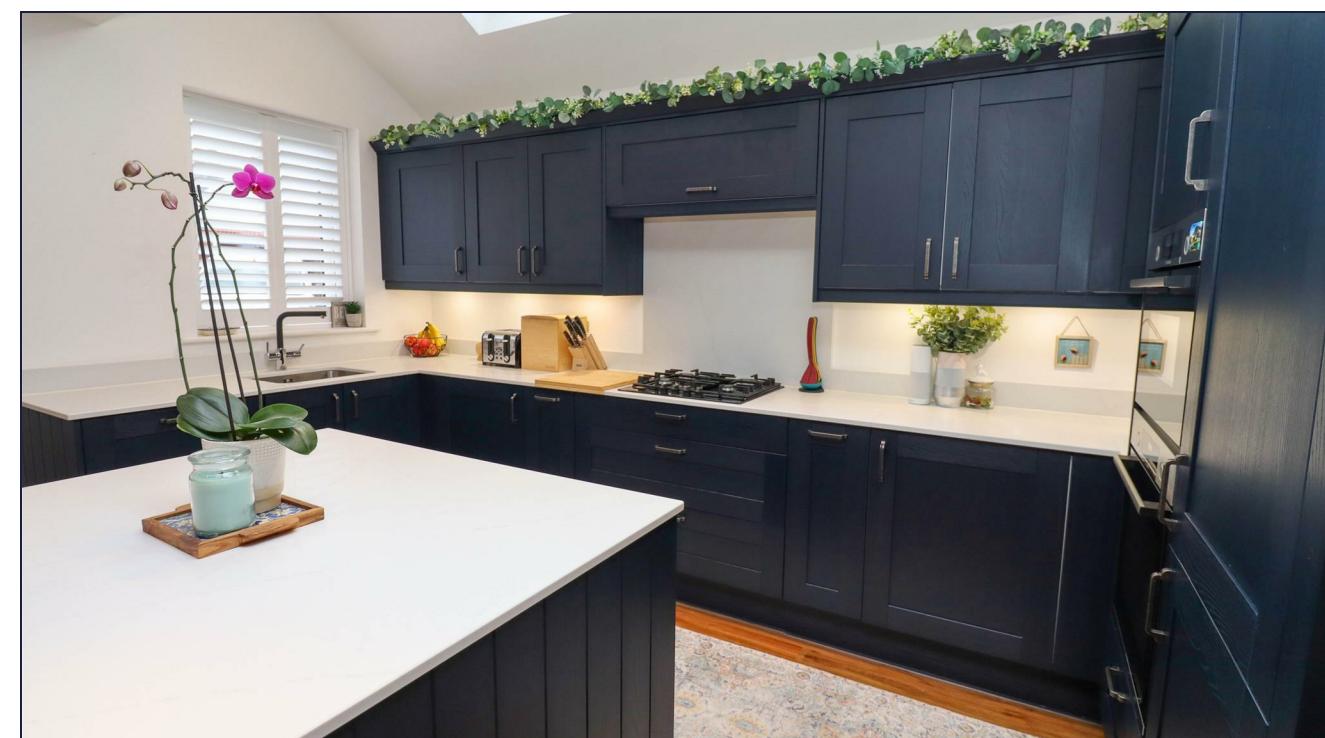
We are advised that the current annual development charge of £560.74.

We would highly recommend an early viewing to fully appreciate the features of this fine home and to avoid disappointment.



Our Kitchen is for Laughing & Dancing





*Our Kitchen is for Laughing & Dancing*







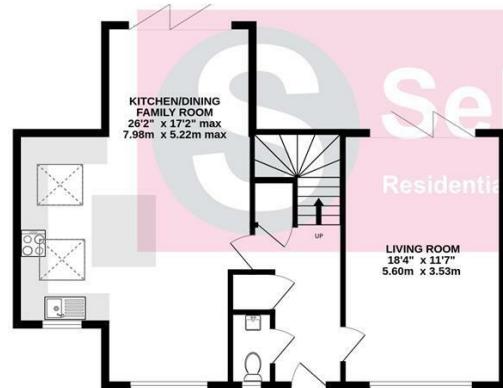




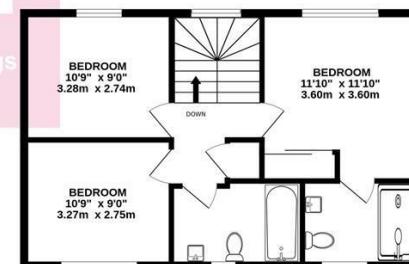
## Floor Plans

GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.

1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



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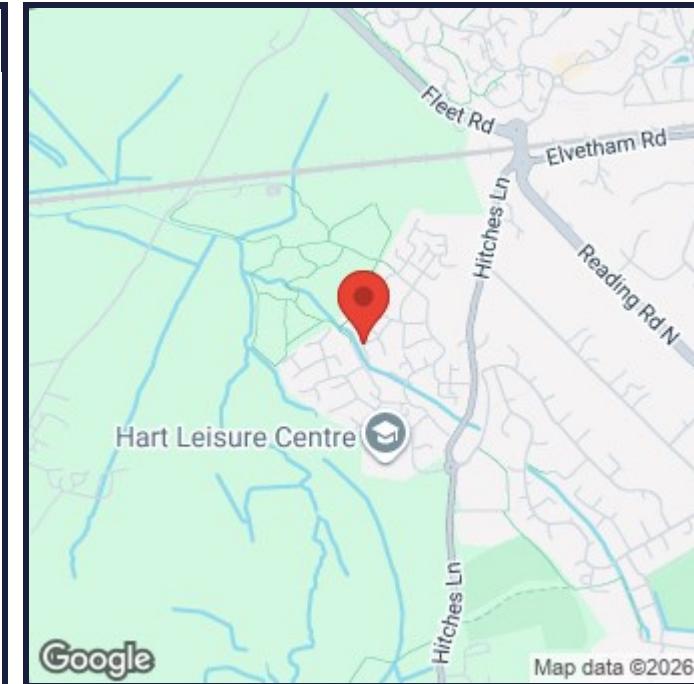


TOTAL FLOOR AREA: 1446 sq.ft. (134.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate only. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



## Energy Performance Graph

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

## Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

## Council Tax Band: D

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