



7, Rutland Close, Yarnfield, ST15 0WN



Asking Price £475,000

A modern executive five bedroom detached family home, set in a prime, open front aspect quiet cul-de-sac position in the desirable village of Yarnfield. Offering spacious and flexible accommodation presented to a high standard throughout with: reception hallway, lounge, dining room, guest cloakroom/ utility and fitted kitchen with integral appliances. The first floor offers three bedrooms with an en-suite shower room to the master bedroom plus a family bathroom. The second floor has two further good size double bedrooms, one with an en-suite shower room. The property is approached via a block paved driveway providing generous off road parking before a double detached garage, with mature gardens to both front and rear. A fabulous property, one not to be missed -Early Viewing Essential.



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Reception Hallway

A part obscure double glazed composite front door, with matching side lights, opens to the reception hallway. Offering oak effect laminate flooring, radiator and an under stairs storage cupboard. Access to the guest cloakroom, lounge, dining room, kitchen and first floor stairs.

Guest Cloakroom/ Utility

Fitted with a white suite comprising: inset low level push button WC and wall mounted wash hand basin with chrome taps. Fitted white gloss finish wall and floor units, block wood effect work surface, Upvc obscure double glazed window to the rear aspect, tiled floor, extractor fan, wall mounted Potterton Promax gas central heating boiler and plumbing for a washing machine.

Lounge

A spacious reception room offering a marble fire surround, back and hearth with inset electric fire, Upvc double glazed bay window to the front of the property and French doors with sides windows opening to the rear garden, two radiators, carpet and TV connection.

Dining Room

With Upvc double glazed window to the front aspect, radiator and carpet.

Kitchen

Fitted with an extensive range of white gloss finish wall and floor units, under wall unit lighting, contrasting block wood effect work surfaces with matching upstands, inset stainless steel 1 1/2 bowl sink and drainer with chrome swan neck mixer tap. Upvc double glazed window and part double glazed composite external door opening to the rear garden, recessed ceiling lights, radiator and tiled floor. Appliances comprising: stainless steel 5 ring gas hob with stainless steel extractor hood & light over, integral double electric oven, dish washer, fridge and freezer.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and oak bannister stairs lead to the galleried landing. With two Upvc double glazed windows to the front and rear elevations, radiator and carpet.

Master Bedroom

Offering built-in mirror sliding door wardrobes and storage, Upvc double glazed window with an open front aspect view, radiator, carpet and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising: inset low level push button WC, wall mounted wash hand basin with chrome mixer tap, fully tiled 1200mm shower enclosure with mains fed thermostatic shower system. Upvc obscure double glazed window to the side elevation, recessed ceiling lights, chrome towel radiator, extractor fan, part tiled walls and tiled floor.

Bedroom Three

With two Upvc double glazed windows overlooking the rear garden, radiator and carpet.

Bedroom Five

Presently used as an additional reception room /study, offering an open aspect view Upvc double glazed window to the front of the property, radiator and carpet.

Family Bathroom

Fitted with a white suite comprising: standard bath, panel and shower screen with chrome mixer tap and mains fed thermostatic shower system over, inset low level push button WC, wall mounted wash hand basin with chrome mixer

tap. Part tiled walls, tiled floor, recessed ceiling lights, chrome towel radiator, Upvc obscure double glazed window to the rear aspect and extractor fan.

Second Floor

Stairs & Landing

Traditional white painted spindle, newel post and oak bannister stairs lead to the landing with skylight window, radiator, carpet and cupboard housing the hot water storage system.

Bedroom Two

Offering a Upvc double glazed window to the front of the property, radiator, carpet and doorway to the en-suite shower room..

En-suite Shower Room

Fitted with a white suite comprising: inset low level push button WC, wall mounted wash hand basin with chrome mixer tap, fully tiled shower enclosure with mains fed thermostatic shower system. Skylight window, recessed ceiling lights, radiator, extractor fan, part tiled walls and tiled floor.

Bedroom Four

With Upvc double glazed window to the front of the property, skylight window, radiator and carpet .

Outside

The property is approached via a block paved driveway providing generous off road parking before a double detached garage. The garage has two steel up and over doors, a composite part obscure double glazed side access door, power and lighting.

Front

The front garden offers stocked flowerbeds and shrubs, paved pathway to the open porch and front door to the house, with side access to the rear garden via a paved pathway and wooden gate.

Rear

The enclosed private rear garden offers a lawn, paved pathways and patio area, stocked flower and shrub borders, timber fence panelling, external lighting, water and power connections.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

Service Charge for maintenance of common areas £200 per annum

Services

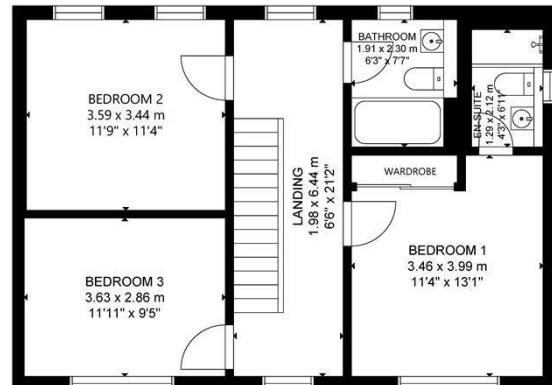
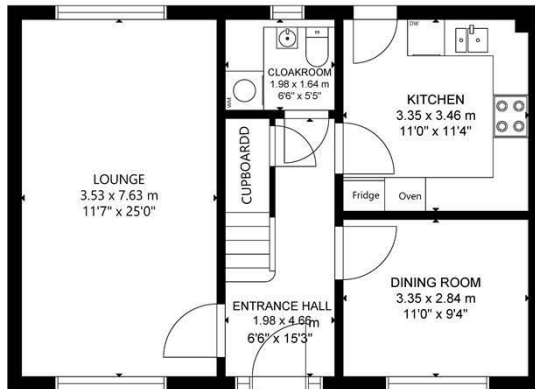
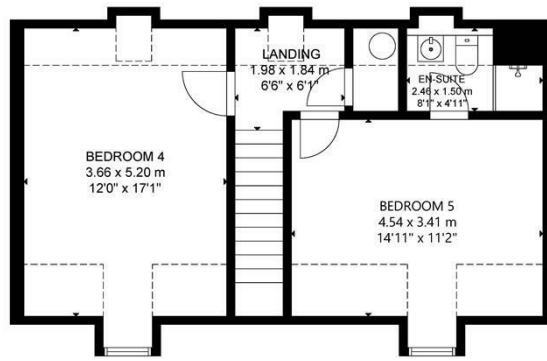
Mains gas, water, electricity and sewerage.

Gas central heating

Viewings


Strictly by appointment via the agent.





GROSS INTERNAL AREA
TOTAL: 169 m²/1,815 sq ft
GROUND FLOOR: 59 m²/636 sq ft, FIRST FLOOR: 60 m²/645 sq ft
SECOND FLOOR: 50 m²/534 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC