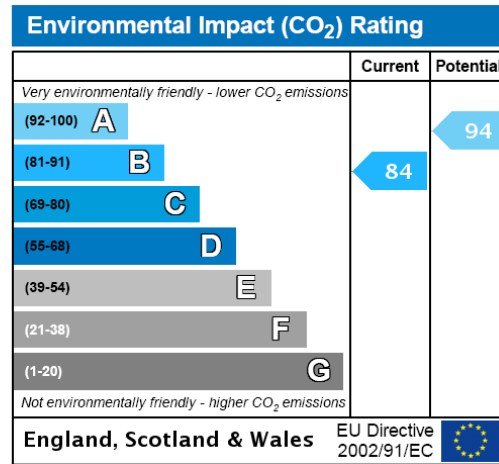
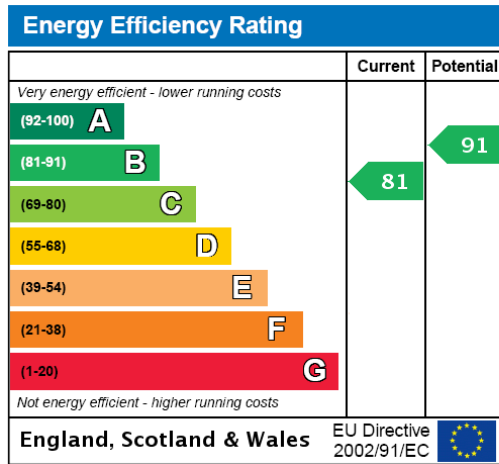




Built in 2013 on this sought-after development is this **IMMACULATELY PRESENTED** and rarely available property boasting **THREE GOOD-SIZED BEDROOMS**, entrance hall & cloakroom, **IMPRESSIVE LOUNGE/DINER & OPEN-PLAN KITCHEN**, modern bathroom & **EN SUITE**, driveway, **GARAGE**, and well-presented rear garden.





Beaulieu Park's specialist estate agent, Hamilton Piers, offer for sale this rarely available modern home - only built in 2013 and with NHBC still remaining!!

The property is IMMACULATELY PRESENTED throughout and offers entrance hall & cloakroom, SPACIOUS LOUNGE/DINER with OPEN-PLAN MODERN KITCHEN, three good-sized bedrooms with EN SUITE to the master bedroom, and modern family bathroom.

Externally the property offers driveway parking and a GARAGE, plus a well-presented rear garden.

The property is ideally located to the far side of the existing 'Beaulieu Park' and will benefit from only being a short stroll to the new shopping parade, local school, and mainline Train Station... due over coming years!

The accommodation, with approximate room sizes, is as follows:

#### GROUND FLOOR:-

##### ENTRANCE HALL:

Entrance door to front, wood effect flooring (with under floor heating), doors to cloakroom & lounge/ diner.

##### CLOAK ROOM:

Obscure double glazed window to side, low-level WC, wall mounted hand wash basin, wood effect flooring (with under floor heating).

##### LOUNGE/ DINER: (13'7" x 13'4")

A modern open-plan lounge diner with double glazed windows to rear, stairs to first floor, under stair storage cupboard, wood effect flooring (with under floor heating), french doors to garden, open plan to kitchen.

##### KITCHEN: (11'8" x 5'5")

Double glazed window to front, range of wall and base units, granite work surfaces with stainless steel sink inset, integrated fridge, freezer, dishwasher, stainless steel oven (with extractor over) & washer/ dryer, wood effect flooring (with under floor heating).

#### FIRST FLOOR:-

##### LANDING:

Airing cupboard, radiator, doors to all bedrooms and family bathroom

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

**BEDROOM ONE: (11' x 10'8")**

Double glazed window to front, built in double wardrobes, radiator, door to en-suite.

**EN-SUITE:**

Fully tiled shower cubicle, low-level WC, wall mounted hand wash basin, chrome towel radiator, tiled walls and floor..

**BEDROOMTWO:(16" max x 9'11")**

Double glazed windows to front and rear, two radiators, loft access via hatch.

**BEDROOMTHREE: (9'8" x 6'3")**

Double glazed window to rear, built in storage cupboard, radiator.

**FAMILYBATHROOM:**

Obscure double glazed window to rear, panel bath with shower over, low-level WC, vanity hand wash basin, tiled walls and floor.

**EXTERIOR:**

**REAR GARDEN:**

A very well presented rear garden with block paved patio area to the immediate rear of the property, remainder laid to lawn, access to garage.

**FRONT GARDEN:**

Lawned area to front with shrub borders, driveway parking for one car leading up to the garage with electric roller door (power & lighting connected), additional on-street parking is available.

**AGENTS NOTES**

If you have any further questions regarding this property, please call Hamilton Piers

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.