



MICHAEL HODGSON

estate agents & chartered surveyors

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## MCCLAREN WAY, HOUGHTON LE SPRING £545,000

This stunning 4 bed detached house forms part of Pebworth Cottages on McClaren Way within this sought after West Herrington that provides excellent commuting links throughout the region via the A19, A1(M) and A690. West Herrington offers a tranquil setting boasting an array of varying properties and enjoys lovely views to the rear over Herrington Country Park. The property has been meticulously improved and modernised by the current owners and will not fail to impress all who view benefitting from a superb kitchen, recently installed bathroom and en suite, contemporary decor and many extras of note. The generous living space briefly comprises of: Entrance Hall, Living Room, Kitchen / Breakfast Room, Family / Sitting Room, Dining Room, Utility, WC and to the First Floor, Landing, 4 Bedroom, Bathroom & En Suite. Externally the property is set on a lovely garden plot having a front electric rolling access gate that opens to a block paved driveway, in addition to a lovely side block paved patio area, lawn all of which enjoys a superb open aspect to the rear. There is the added benefit of a bin store, garden shed and second patio area. Viewing of this exceptional family home is unreservedly recommended.

Detached House

4 Bedrooms

Living Room

Kitchen / Breakfast Room

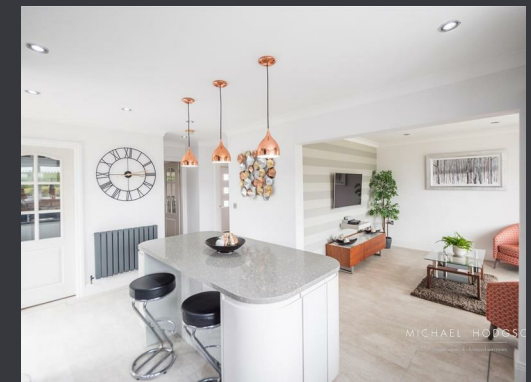
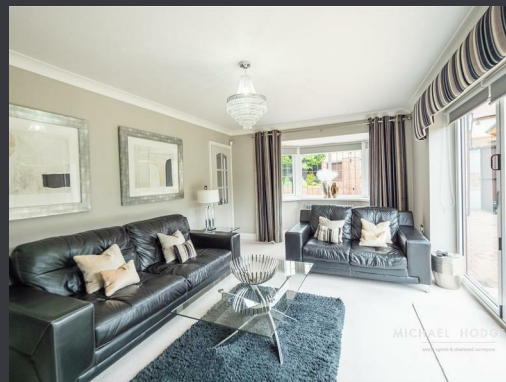
Family / Sitting Room

Dining Room

Bathroom & En Suite

EPC Rating: D

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### Entrance Hall

The entrance hall has Amtico flooring, radiator, stairs to first floor, recessed spot lighting, coving to ceiling, alarm control panel, telephone door entry security system, cupboard under stairs

### Living Room

19'10" to bay x 11'1"

The Living Room has a modern inset electric fire, bi-folding doors opening to the garden, radiator, double glazed bay window to the front elevation.

### Kitchen / Breakfast Room

10'6" x 15'9"

The Kitchen has a comprehensive range of floor and wall units, granite worktops, radiator, electric hob with extractor over, double electric oven, double glazed window, radiator, central breakfasting island with breakfast bar, recessed spot lighting, integrated fridge freezer, dishwasher, LVT flooring, opening to the Family / Sitting Room

### Family Room

10'11" x 17'9"

A light and airy room having a double glazed window, double glazed door to the rear garden, LVT flooring, recessed spot lighting

### Dining Room

10'4" x 11'4" to bay

A versatile room currently used as a dining room having a double glazed bay window to the front elevation, radiator, LVT flooring, recessed spot lighting

### Utility

6'3" x 4'7"

Floor and wall units, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler plumbed for washer and dryer

### WC

Low level wc, wash hand basin with mixer tap set on a vanity unit, LVT flooring, recessed spot lighting

### First Floor

Landing, radiator with cover, double glazed window

### Bathroom

Contemporary white suite comprising low level wc, wash hand basin set on a vanity unit with mixer tap and storage cupboard below, tiled walls and floor, double glazed window, towel radiator, recessed spot lighting, free standing bath with mixer tap and shown attachment

### Bedroom 1

9'8" x 16'8"

Rear facing, double glazed window, radiator, loft access with ladder access, walk in wardrobe / storage cupboard

### En Suite

White suite comprising low level wc, wall hung wash hand basin with mixer tap, double glazed window, tiled walls and floor, walk in shower with Rainfall style shower head and additional shower attachment, chrome towel radiator

### Bedroom 2

9'1" max x 13'2" max

Front facing, double glazed window, radiator, full range of fitted wardrobes

### Bedroom 3

10'11" x 11'1"

Two double glazed windows, range of fitted wardrobes with fitted drawers, radiator

### Bedroom 4

5'10" x 9'0"

Double glazed window, radiator, recessed wardrobe

### External

Externally the property is set on a lovely garden plot having a front electric rolling access gate that opens to a block paved driveway, in addition to a lovely side block paved patio area, lawn all of which

enjoys a superb open aspect to the rear. There is the added benefit of a bin store, garden shed and second patio area.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### TENURE

We are advised by the Vendors that the property is XX. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band

# M I C H A E L   H O D G S O N

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