



Jenkinson realestates

St Richards Road |

Deal

Asking Price £489,995

# Freehold

Energy Performance Rating = B

Superb Detached Home

Arranged Over Three Floors

Four Bedrooms

Master Suite Overlooking Countryside

Approximately 8 Years Old

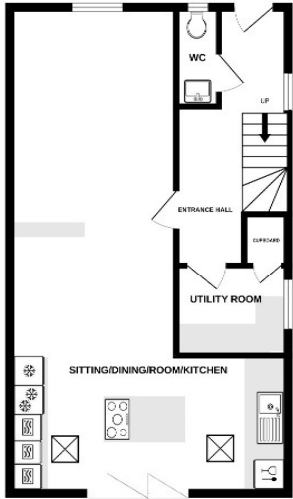
Cabin In Garden

Exclusively Available Via Jenkinson Estates is this deceptive four-bedroom home that takes in Countryside views to the rear. This spacious and stylish detached home was constructed approximately 8 years ago and provides generous and well-planned family accommodation. The ground floor offers a utility room, w.c and the main living space of this home, a 25ft (7.62m) open plan Sitting Room, Dining Room and lavish fitted Kitchen. This opens via tri folding doors to the garden and patio, complete with electric awning for those sunning afternoons and evenings, courtesy of the southerly aspect garden. The first floor offers three bedrooms, all with built in wardrobes and the luxury family bathroom, complete with four-piece suite. The second floor provides the master suite, with views to the rear over open Countryside. A luxury En-suite, built in wardrobes, and eaves storage complete this special home. Triple glazed and gas central heating, this is an efficient and modern home which benefits from and having a B rated EPC.

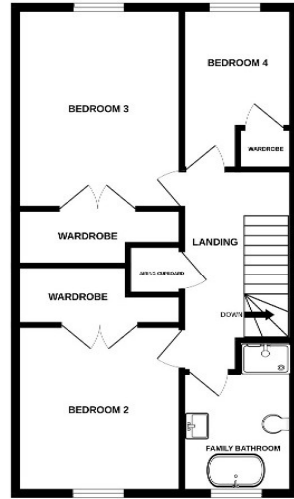




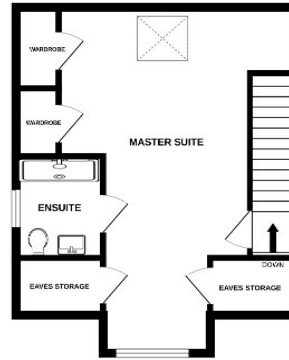
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 and 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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### Accommodation

#### Entrance Hall

#### Ground Floor W.C

#### Open Plan Sitting / Dining / Kitchen

25'4" x 16'3" (7.72m x 4.95m) Max

#### Utility Room

10'4" x 6'4" (3.15m x 1.93m)

#### First Floor Landing

#### Bedroom Two

11'5" x 10'1" (3.48m x 3.07m)

#### Bedroom Three

13'8" x 10'1" (4.17m x 3.07m)

#### Bedroom Four

10'10" x 7'3" (3.30m x 2.21m)

#### Family Bathroom

7'3" x 7'2" (2.21m x 2.18m)

#### Second Floor Landing

#### Master Suite

20'10" x 15'3" (6.35m x 4.65m) Max

#### En-suite

#### Rear Garden

Approaching 40'0"

#### Detached Cabin

22'0" x 10'4" (6.71m x 3.15m)

## Jenkinson Estates

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

