



6 PADDOCK CLOSE

BINSTEAD, PO33 3FG

£625,000
FREEHOLD

Built to a high standard and offering 4 bedrooms this beautiful detached home is ready to just move straight in to. Situated within a quiet close on the outskirts of Binstead and still covered by the new build insurance. A super onward purchase and a fabulous family home.

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- 4 bedroom detached executive home
- High spec throughout
- Quiet tucked away position
- Large garden
- Solar panels



The accommodation with approximate measurements

Door to

Oversized door and glass panel to:

Hallway

Open and bright. Under floor heating. Stairs to first floor. Under stairs cupboard. Doors to :

Kitchen / Diner 7.81 (max) x 5.15 (25'7" (max) x 16'10")

Beautifully fitted high spec kitchen with matching wall, base, drawer and pull out larder. Fitted eye level electric oven and grill. Nef hob with extractor over. Fitted dishwasher. Large matching Island with built in breakfast bar and additional matching units and with feature lights over. Bi -fold doors leading to the garden. Additional windows to rear and side aspects. Under floor heating. Doors to:

Utility room 2.42 x 2.29 (7'11" x 7'6")

Double glazed window to front aspect. Space and plumbing for washing machine and tumble dryer. Fitted larder cupboards. Belfast sink with mixer tap. Under floor heating. Door to garage.

Cloakroom

Double glazed window to front aspect. Low level WC. Feature hand basin. Under floor heating.

Lounge 4.48 x 5.54 (14'8" x 18'2")

Double glazed windows to front and side aspects. Bi-fold double glazed doors to rear aspect. Under floor heating.

Stairs to first floor

Landing

Radiator. Velux window. Built in cupboard. Doors to:

Master bedroom 4.40 x 5.51 (14'5" x 18'0")

Velux window to rear aspect. Double glazed window to side aspect. Radiator. Door to :

En-suite 2.86 x 2.19 (9'4" x 7'2")

Large walk in shower. Hand basin. Low level WC. Heated towel rail. Built in storage with mirror fronts. Tiled floor. Part tiled walls. Velux window.

Bedroom 3.70 x 2.73 (12'1" x 8'11")

Double glazed window to rear aspect. Radiator.

Bedroom 3.65 x 2.59 (11'11" x 8'5")

Double glazed window to rear aspect. Radiator.

Bedroom 3.59 x 2.86 (11'9" x 9'4")

Double glazed window to front aspect. Radiator.

Bathroom 2.31 (max) x 4.10 (7'6" (max) x 13'5")

Walk in shower. Feature free standing bath. Feature sink with vanity storage. Low level WC. Heated towel rail. Tiled flooring. Velux window.

Outside

Front: Ample ORP and lawn area. Gate to rear aspect.

Rear: Large patio area which expands the whole width of the property. Raised lawn area. Fully enclosed.

Garage 4.76 x 2.81 (15'7" x 9'2")

Electric sectional up and over door. Consumer unit.
Double glazed door to side aspect. Power and light.

Additional information

Council tax band "E"

EPC: band B

Tenure: Freehold

Solar panels (more information to follow)

£200 p.a. payable for the upkeep of the close.



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GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 1851 sq.ft. (172.0 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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	91	92
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements