

26

KENT HOUSE CLOSE



BLENHEIM



Wilkin

WELCOME TO 26 KENT HOUSE CLOSE, A WELL-PROPORTIONED FOUR BEDROOMED DETACHED HOME.

This property is ideal for a growing family, with a range of living spaces and a pleasant, low-maintenance rear garden.





On the ground floor are the main living areas, with the heart of the home being the well-appointed kitchen, ideal for hosting and entertaining.

The living room benefits from being light-filled and having a living flame fire, whilst the snug offers a more cosy space. Completing the ground floor is the office and WC.

The first floor houses the bedrooms, including a sizeable master bedroom suite, three additional double bedrooms and the family bathroom. Outside, a block-paved driveway accommodates two vehicles, as well as access to the garage, and the rear of the property boasts a delightful garden with a spacious decked seating area.

The property is located in the village of Ridgeway with shops, public houses and sports clubs. Located a short distance away are Eckington and Mosborough, providing further amenities, including a supermarket. Close by are woodland and countryside walks, one of which can be accessed locally via a footpath within the cul-de-sac.

The property briefly comprises of on the ground floor: Entrance hall, office, living room, kitchen, WC, snug, under-stairs storage cupboard and garage.

On the first floor: Landing, master bedroom, master en-suite shower room, bedroom 2, storage cupboard, bedroom 3, family bathroom and bedroom 4.

GROUND FLOOR

A composite door with a double glazed obscured panel opens to the entrance hall.

Entrance Hall

With a coved ceiling, recessed lighting and engineered parquet flooring. Timber doors open to the office, living room, kitchen, WC, snug and under-stairs storage cupboard.

Office

10'4 x 7'0 (3.15m x 2.13m)

Having a front facing UPVC double glazed window, coved ceiling, pendant light point and engineered parquet flooring.

Living Room

16'5 x 11'11 (5.00m x 3.63m)

A good-sized living room with a rear facing UPVC double glazed window, coved ceiling, pendant light points central heating radiator and a TV/aerial point. The focal point of the room is the living flame fire with a timber hearth.

Kitchen

19'1 x 13'4 (5.82m x 4.06m)

A well-appointed kitchen with rear facing UPVC double glazed windows, recessed lighting, pendant light points and a central heating radiator with a decorative cover. A range of fitted base/wall and drawer units incorporate a work surface, tiled splashback and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Appliances include a four-ring gas hob, extractor hood, dishwasher, fridge and a freezer. A UPVC door with a double glazed panel opens to the rear of the property.

WC

With a side facing UPVC obscured double glazed window, flush light point, extractor fan and engineered parquet flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps.

Snug

10'0 x 8'9 (3.05m x 2.67m)

Having a front facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator with a decorative cover.

Under-Stairs Storage Cupboard

A useful area for storage.

From the entrance hall a staircase with a timber handrail rises to the first floor.



LIVING ROOM



LIVING ROOM



LIVING ROOM



OFFICE



OFFICE



KITCHEN



KITCHEN



KITCHEN



SNUG



SNUG

FIRST FLOOR

Landing

Having wall mounted light points. Timber doors open to the master bedroom, bedroom 2, storage cupboard, bedroom 3, family bathroom and bedroom 4. Access can be gained to the loft.

Master Bedroom

14'6 x 13'9 (4.42m x 4.19m)

With a front facing UPVC double glazed window, recessed lighting and central heating radiators. There is fitted furniture including short hanging, cupboard storage, and bedside tables. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, shaver point and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2

11'8 x 11'0 (3.56m x 3.35m)

With a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Storage Cupboard

Housing the hot water cylinder.

Bedroom 3

11'0 x 10'10 (3.35m x 3.30m)

With a rear facing UPVC double glazed window, pendant light point and a central heating radiator. There is fitted furniture, including long hanging and drawer units.

Family Bathroom

Having a side facing UPVC double glazed obscured window, flush light point, partially tiled walls, extractor fan and a heated towel rail. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one wall is a panelled bath with traditional chrome taps.

Bedroom 4

10'4 x 8'10 (3.15m x 2.69m)

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator. There is fitted furniture including long hanging and drawer units.



ENTRANCE HALL



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM





BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 3



BEDROOM 4



FAMILY BATHROOM

EXTERIOR & GARDENS

Sweeping timber decking flows effortlessly into a manicured lawn edged with verdant hedging.

To the front of the property is exterior lighting and two areas mainly laid to lawn with a shrub border. Access can be gained to the main entrance door and garage.

To the right-hand side of the property, there is a block-paved driveway providing parking for two vehicles. There is an external power point and access can be gained to the garage.

Garage

17'11 x 11'7 (5.46m x 3.53m)

Having an up-and-over door, light, and power. A timber door opens to the rear of the property.

To the rear is exterior lighting and timber decking. Access can be gained to the kitchen and garage. Beyond the decking is a garden that is mainly laid to lawn with plants. The garden is fully enclosed.





GROUND FLOOR

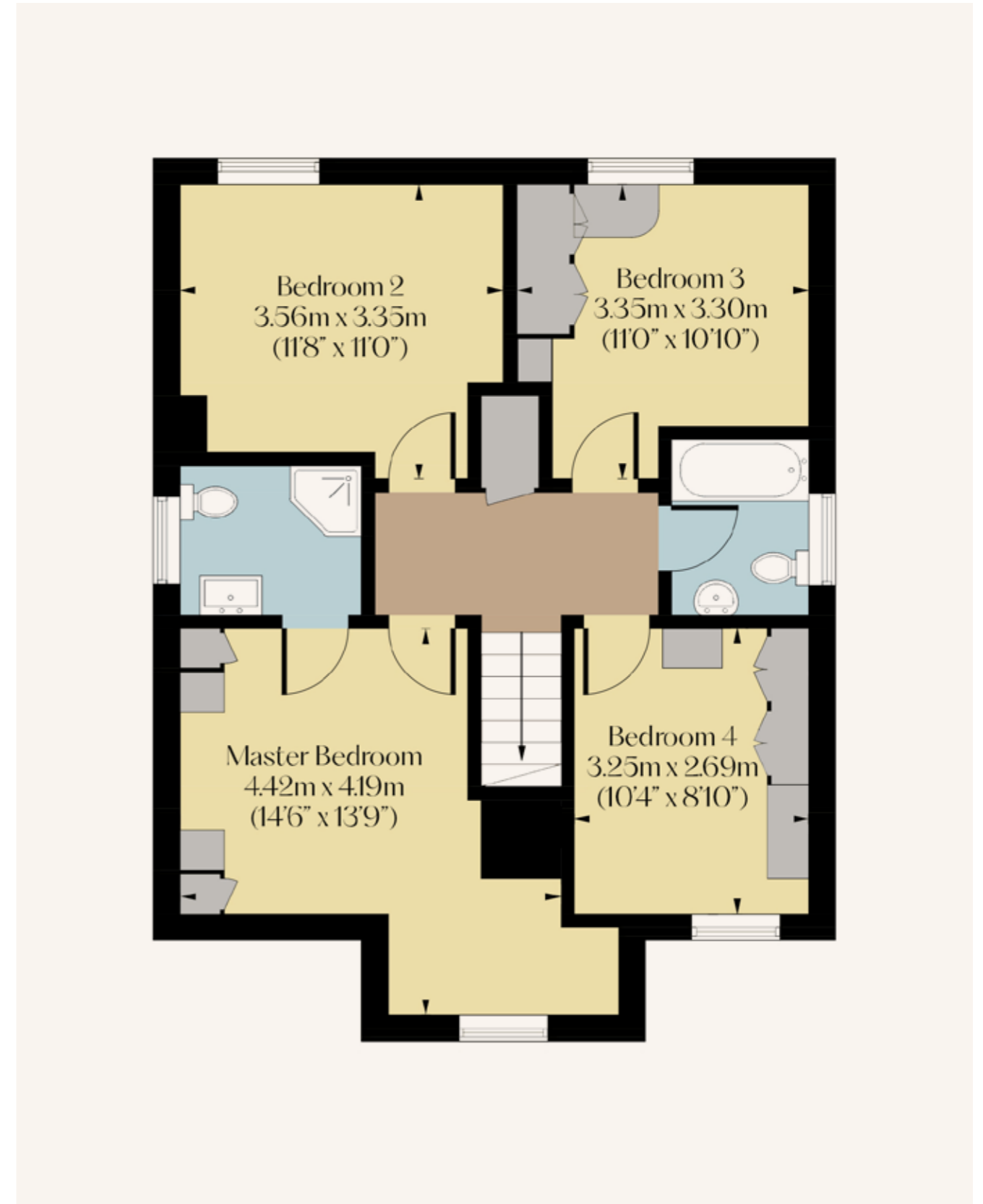
Approximate Floor Area (Including Garage) :
966 SQ.FT. (89.7 SQ.M)

Total Approximate Floor Area (Including Garage):
1632 SQ.FT. (151.6 SQ.M)



FIRST FLOOR

Approximate Floor Area:
666 SQ.FT. (61.9 SQ.M)



BEDROOMS 4	BATHROOMS 2
LIVING ROOMS 3	SQFT (INCLUDING GARAGE) 1,632
TENURE Freehold	COUNCIL TAX E

Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband and the mobile signal quality is good.

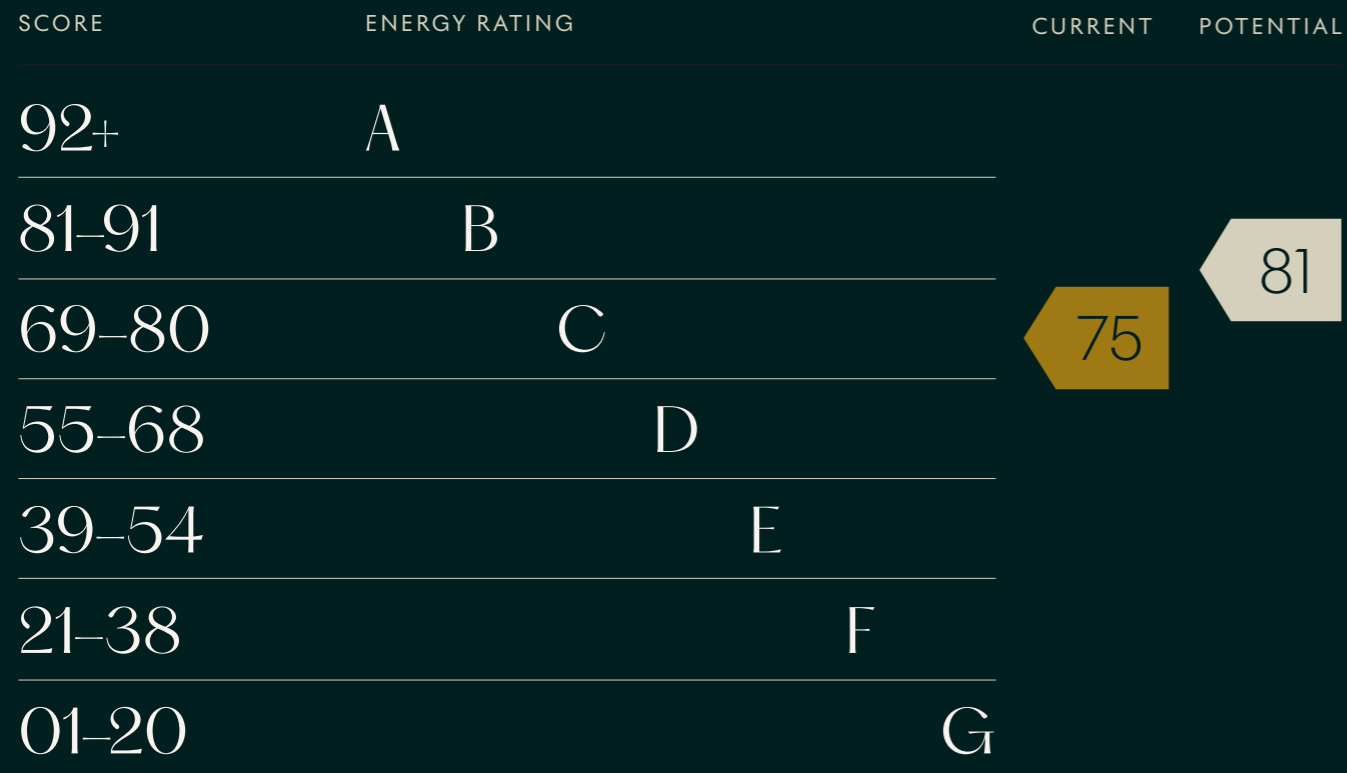
Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

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Offers in Excess of
£500,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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