



# Chalice Close PE7 8RL



Five Bedrooms



154 sqm / 1680 sqft



WC, Master Ensuite & Family Bathroom



Superb Five bedroom detached family home located within the desirable development of Lakeside Edge.

This stunning five bedroom town house is ideally positioned and enjoys enviable views over looking Tear Drop Lake. It's situated very close to a wide range of local facilities to include Serpentine Green shopping centre, restaurants, primary and secondary schools and benefits from great transport links.

The property offers plenty of kerb appeal and upon entering the home a welcoming entrance hallway, downstairs W.C, access to the integral garage and kitchen/diner. The current owners have chosen to refit the kitchen after purchasing, which is to an incredibly high standard and includes granite worktops and splash backs. There are two integrated single ovens, a microwave, warming unit, induction hob, extractor fan and dishwasher. It is a beautiful kitchen and leads to a perfect space for entertaining, with French doors which lead out into the rear garden.

The first floor is home to the living room, family bathroom and three bedrooms. The living room has a Juliet balcony to make the most of the views and has been redesigned to include a custom built media wall, complete with storage cupboards and shelving. It is a great place to relax during the day and evening, and the views out to the lake are wonderful. Two of these bedrooms contain custom built integrated wardrobes and are a fantastic addition to both rooms.

The master bedroom is located on the top floor and benefits from its own private balcony, giving any new owners the opportunity to make the most of the view. The master bedroom has access to a Jack and Jill en-suite shower room which can also be used by a further double bedroom.

Outside, the South facing rear garden enjoys plenty of sunlight and is perfect for entertaining or letting the children run around during the Summer months. To the front of the home, there is parking for at least three vehicles.

This home has been modified by the current owners to an excellent standard and has been lovingly cared for and maintained. It is an outstanding home that needs to be viewed to be completely appreciated.

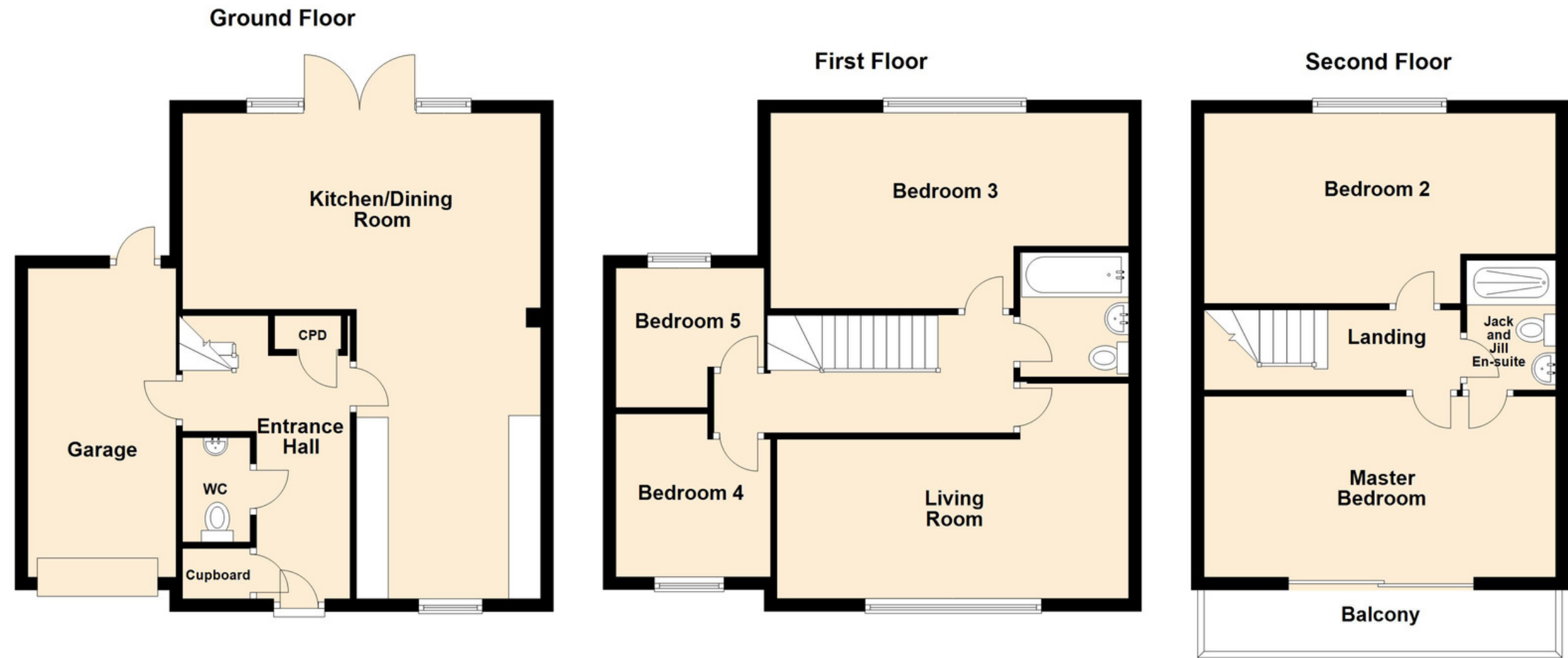


Measurements:

- Kitchen: 3.33m x 2.89m (10'11" x 9'6")
- Dining Room: 5.24m x 5.62m (17'2" x 18'5")
- Living Room: 5.25m x 4.39m (17'2" x 14'5")
- Master Bedroom: 5.25m x 3.24m (17'2" x 10'8")
- Bedroom Two: 5.25m x 2.7m (17'2" x 8'10")
- Bedroom Three: 5.25m x 2.7m (17'2" x 8'10")
- Bedroom Four: 2.95m x 3.19m (9'3" x 10'6")
- Bedroom Five: 2.95m x 2.67m (9'8" x 8'9")

Specifications:

- EPC Rating: B
- Council Tax Band: E
- Internal Area: 1680 sq ft
- Heating: Gas Central Heating



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

To hear more about Chalice Close  
Please call 01733 893 520