



Knighton Close, Pound Hill

Offers in Region of £550,000

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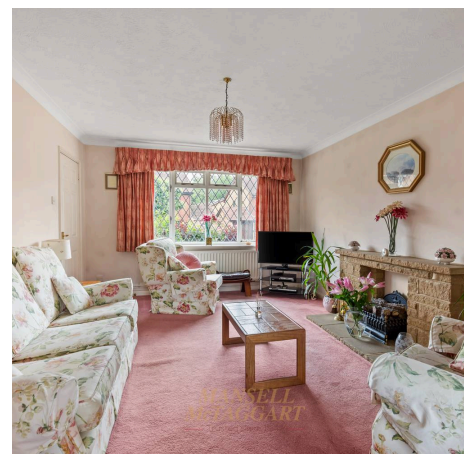
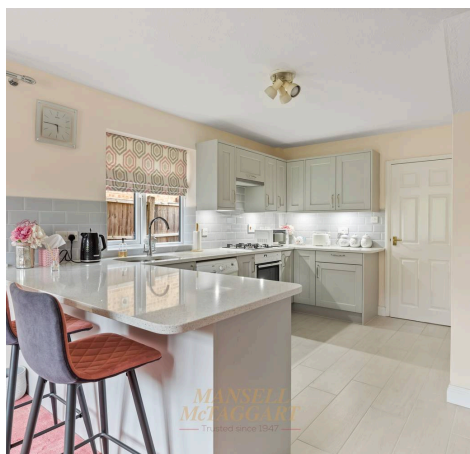
- Situated within a peaceful close in the desirable Pound Hill district
- Detached family home
- Downstairs cloakroom and en-suite shower room
- Wonderful modern kitchen/breakfast room
- Living room and separate dining room
- Four bedrooms
- Driveway parking and tandem garage
- Council Tax Band 'F' and EPC 'D'

Positioned within a peaceful close in the popular district of Pound Hill, this four-bedroom detached family home is offered with no onward chain. Features include a downstairs cloakroom, two reception rooms, en-suite shower room, a beautiful kitchen/breakfast room, driveway and tandem garage parking.

Upon entering the property, a welcoming hallway offers stairs leading to the first floor and access to the useful downstairs cloakroom.

To the left, a spacious living room awaits, offering ample space for two family sofas and boasting pleasant views to the front with a gas fireplace creating a focal point within the room. Double doors lead to a separate dining room, perfect for entertaining guests with sliding patio doors granting access to the rear garden and can comfortably allow for a 6 persons dining table and chairs.

Completing the downstairs layout is a stunning kitchen/breakfast room, replaced to offer a wide range of modern units including a breakfast bar, abundant work surfaces, and dual aspect windows flooding the room with natural light. In addition, there is an area suitable for breakfast dining or as an additional family seating area for socialising whilst in the kitchen.



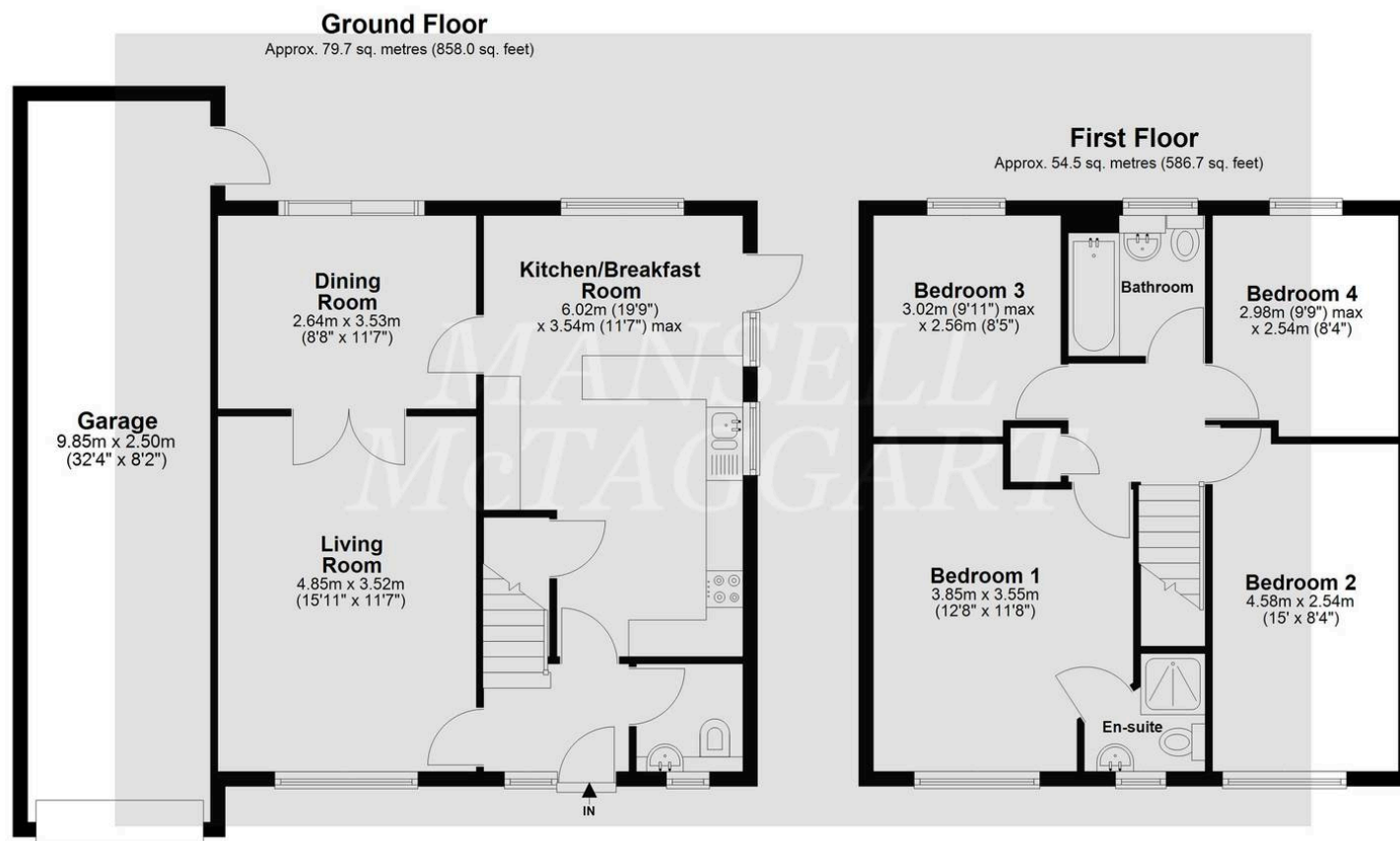


Ascending to the first floor, the landing provides access to all four bedrooms, the family bathroom, loft, and airing cupboard. The principal bedroom overlooks the front aspect and features an en-suite shower room and a range of fitted wardrobes and bedroom furniture, while the remaining bedrooms are generously sized and well-appointed, with bedroom two offering front views and bedrooms three and four overlooking the rear garden.

The family bathroom completes the accommodation and includes a panelled bath, pedestal wash hand basin, low-level WC, and a large opaque window.

Moving outside, the property features a front garden mainly laid to lawn with high-level hedged borders and a driveway providing off-road parking for a couple of vehicles. The driveway extends to a tandem garage with an up-and-over door and pitched roof for further storage options. Finally, the rear garden has a well-maintained lawn, mature planted borders, wooden panel fencing ensuring privacy, and a patio area abutting the foot of the property.





Total area: approx. 134.2 sq. metres (1444.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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