



Fir Trees, 3 The Nook, Sayers Common, BN6 9GE

£750,000



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3 The Nook

Sayers Common,

A well-presented four double bedroom detached property with double garage in an exclusive one-off development of just four houses in a private, gated community is being offered as a vacant possession with no onward chain.

Tenure: Freehold

- Private development with gated access
- Double garage and driveway for 2 cars plus space for 2 additional cars
- Extended triple aspect living room
- Fitted kitchen with integrated and freestanding appliances with dining space; conservatory off back of house
- Utility room for washing machine and tumble dryer
- Principle bedroom with dressing area and en-suite shower room
- Three further double bedrooms and family bathroom
- Estate charge of £180 pa
- Vacant possession with no onward chain
- Council tax band: G – Energy performance rating: C

3 The Nook

Sayers Common,

Front

An electric gate leads into the private development consisting of only four houses, gravel driveways lead to each property. There is a block-paved double driveway in front of the double garage and another single block-paved driveway space to the side. A pathway leads to the uPVC double glazed frosted front door leading into;

Hallway

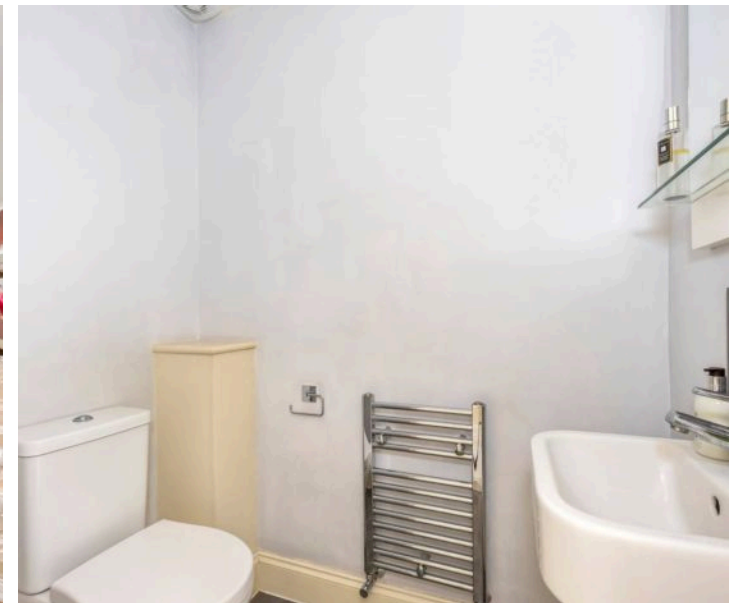
Finished with tiled flooring, doors lead to most rooms, an understairs cupboard for storage, alarm system panel and gate release entry phone are found in the hallway and the staircase to the first floor.

Study

Laid with 'Alloc' light oak flooring, a uPVC double glazed window to the front with fitted plantation style shutters, space for storage and a large corner desk. Could be used as an additional 5th bedroom if required.

Downstairs w/c

Laid with tiled flooring, consists of a low level w/c, basin, towel radiator and extractor fan for ventilation.



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Kitchen/dining room

A spacious and bright room with uPVC double glazed window to the rear garden, uPVC doubled glazed French patio doors into the conservatory and double doors leading through to the living room.

The kitchen is finished with a number of eye and base level units with Granite countertops and splashbacks, featuring a recessed 1 ½ bowl stainless steel sink with draining area, integrated Bosch dishwasher, integrated Neff microwave, freestanding American-style fridge/freezer, freestanding Leisure range-style oven with 5-ring gas hob fitted on top with warming plate and a large extractor hood overhead. The Worcester boiler is concealed in a corner cupboard, there are a number of useful power sockets and plentiful workspace. A door leads into;

Utility room

Fitted with a freestanding washing machine and tumble dryer, stainless steel sink and draining board, shelves, storage, extractor fan and door leading into;

Double garage

Fitted with power and lighting and an electric up and over door. There is a rear door to access the garden.



3 The Nook

Sayers Common,

Living room

Large, previously extended, triple aspect room with uPVC double glazed window to front, uPVC double glazed French patio doors directly into the garden and another pair leading into the conservatory. Doors into the garden and windows to the front are fitted with plantation-style shutters. The living room is laid with 'Alloc' light oak flooring with a feature log burner. Space for multiple sofas/chairs or could be utilised as a dining room as well.

Conservatory

Accessed via the kitchen or living room, a large part-brick built uPVC double glazed room with vaulted ceiling. Laid with tiled flooring and contains a gas feature fireplace to heat the room. French patio doors lead into the rear garden.

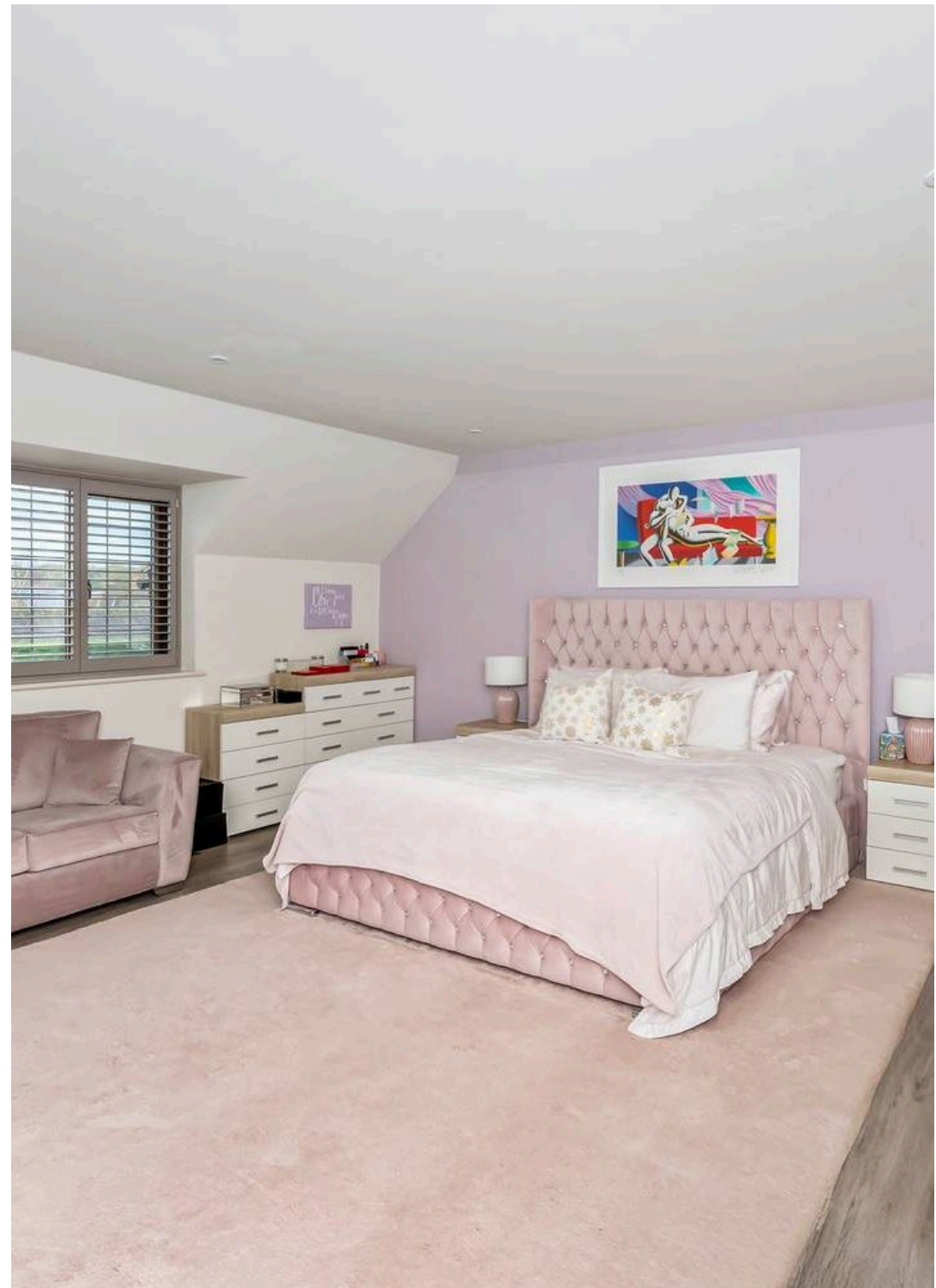
First floor

Landing

Carpeted stairs lead to the first floor landing laid with 'Alloc' flooring, doors to all rooms and a large airing cupboard housing the hot water tank and fitted with shelves.

Bedroom one

The principle bedroom, a large double dual aspect bedroom with uPVC double glazed windows to front and rear both fitted with plantation-style shutters. The bedroom has two fitted wardrobes with fitted shelves between them, plentiful space for a king bed with additional freestanding storage as required. There is a door accessing the **en-suite shower room** laid with tiled flooring with a low level w/c, basin with mirrored vanity storage above, large walk-in shower cubicle with tiled walls, towel radiator and a uPVC double glazed frosted window and extractor fan for ventilation.



Bedroom two

A good size double bedroom, laid with 'Alloc' flooring, with fitted wardrobes, space for a king size bed and additional freestanding storage with a uPVC double glazed window to the rear garden fitted with plantation-style shutters.

Bedroom three

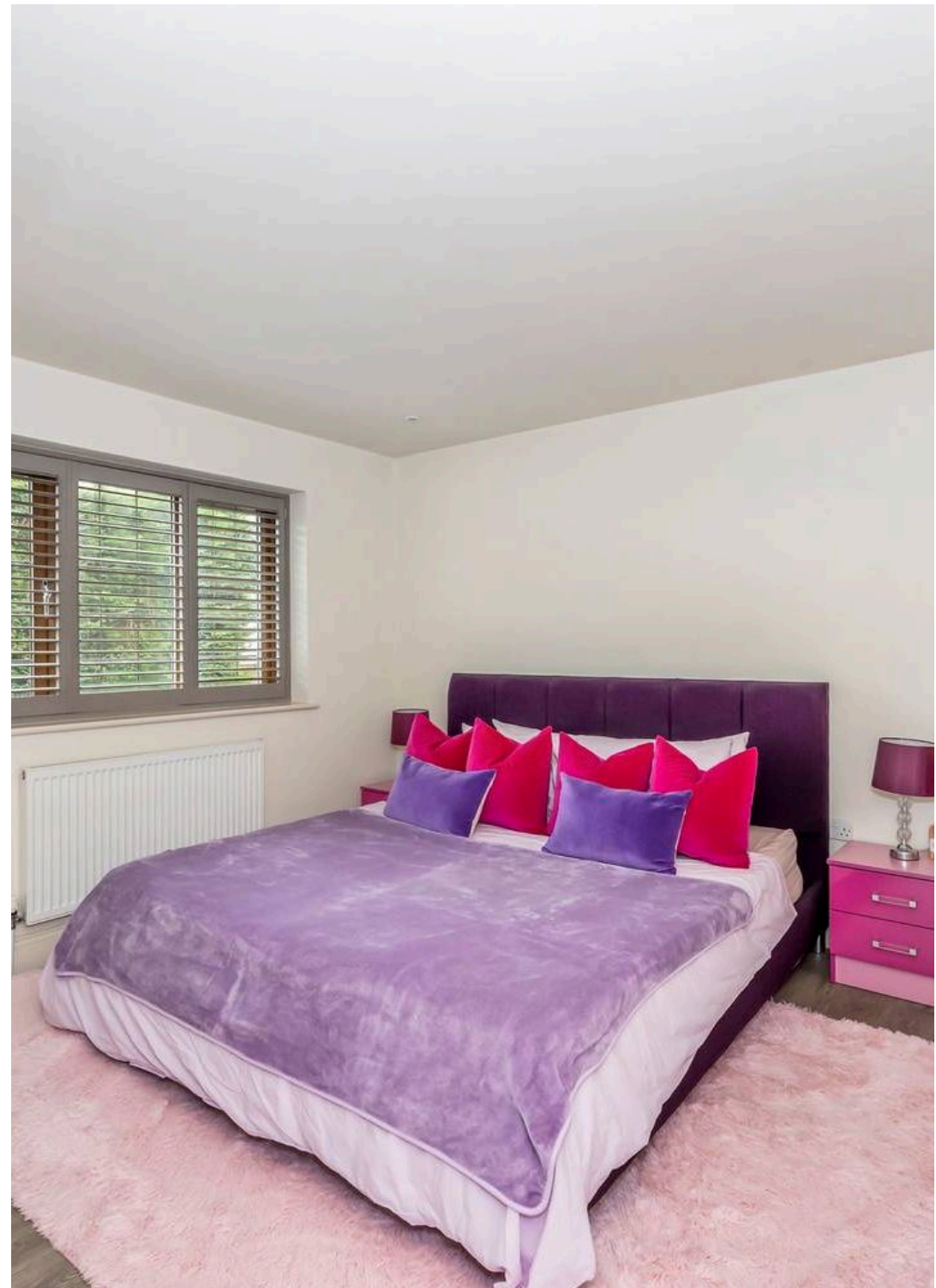
Another good size double bedroom, laid with 'Alloc' flooring, with fitted wardrobes, space for a king size bed and additional freestanding storage with a uPVC double glazed window to the front fitted with plantation-style shutters.

Bedroom four

A smaller double bedroom, laid with 'Alloc' flooring, with uPVC double glazed window to front with plantation-style shutters. Currently used as a gym but spacious enough for a double bed with freestanding storage.

Family bathroom

Laid with tiled flooring, low level w/c, basin with mirrored vanity storage above, separate bath, single shower cubicle with tiled walls, towel radiator, uPVC frosted double glazed window and extractor fan for ventilation.





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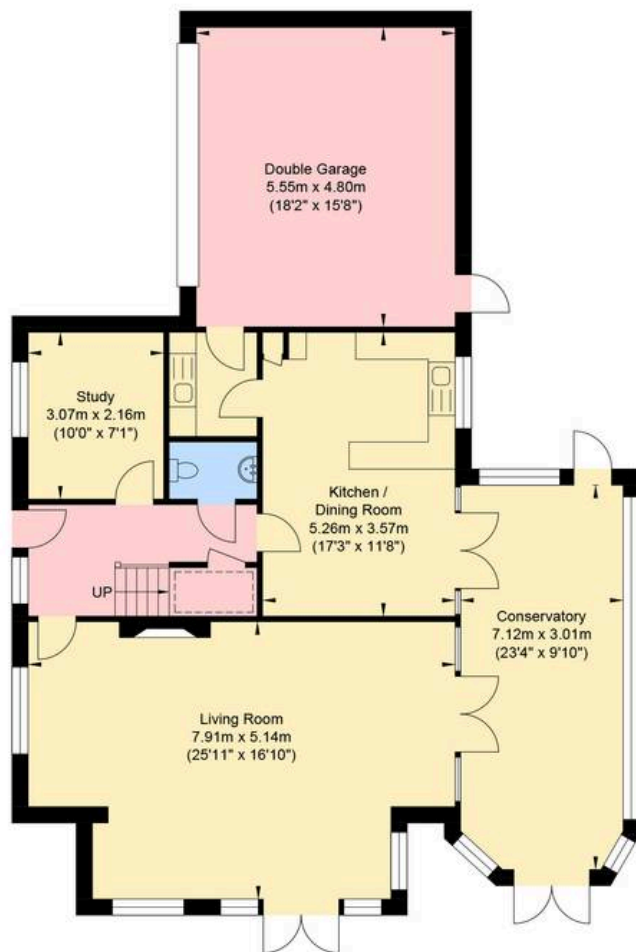
Outside

Rear garden

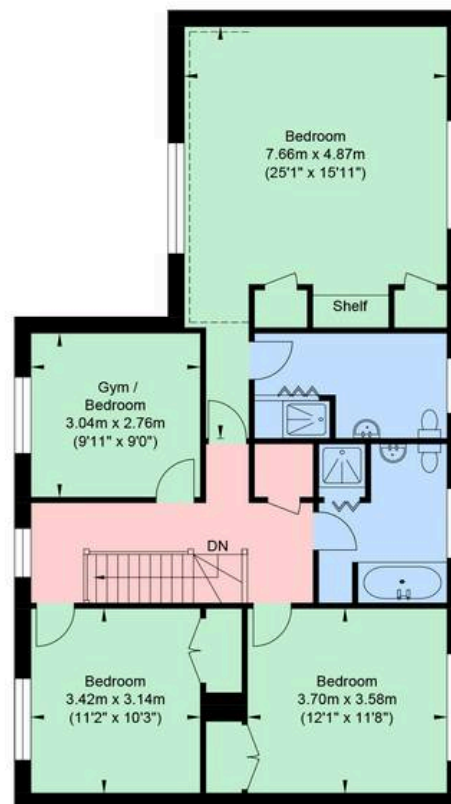
From the conservatory or living room is an L-shaped fully enclosed rear garden with patio space wrapping around the house for outside seating and dining. There is an area of lawn with a number of border mature shrubs and trees. A large shed with two additional lean-to sheds can be found next to the garage with an outside tap and water butt. There is a side gate to access the front additional driveway parking space.



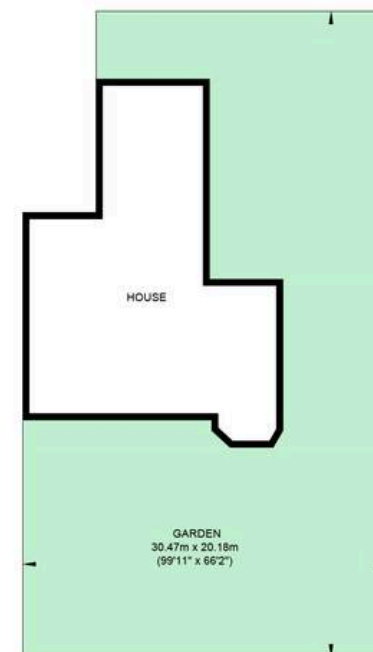
Reeds Lane, The Nook, Fir Trees



Ground Floor
 Approximate Floor Area
 1374.65 sq ft
 (127.71 sq m)



First Floor
 Approximate Floor Area
 1004.81 sq ft
 (93.35 sq m)



Site Plan
 (Not to Scale)



Approximate Gross Internal (Including Garage) Area = 221.06 sq m / 2379.46 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.