



16 OGLES GROVE, ROYAL HILLSBOROUGH, BT26 6RS

- A Most Outstanding And Exceptionally Well Presented Detached Property Occupying A Spacious End Cul De Sac Setting Within This Highly Desirable Residential Location Extending To Approximately 2,500 Square Feet Including Garage
- Entrance Porch With Mahogany Effect PVC Double Glazed Entrance Door And Tiled Floor / Spacious Reception Hall With Solid Wood Floor / Cloakroom With Low Flush Suite
- Lounge With Mahogany and Marble Fireplace / Family Room With Decorative Oak And Marble Fireplace
- Dining Room With Mahogany Effect PVC Double Glazed Double Doors Through To Sunroom / Sunroom With Mahogany Effect PVC Double Glazed Double Doors To Rear Patio Area And Garden
- Kitchen/Dining Area With Integrated Appliances / Utility Room With Range Of Built In Units
- 4 Double Bedrooms (One With Luxury Tiled Shower Room En Suite)
- Luxury Tiled Bathroom With White Suite Including Chrome Finish Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £440,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D6I

REF: DLI60424SR

- Front Garden Laid In Lawn With Pavior Brick And Tarmac Driveway / Spacious Rear Garden Laid In Lawn With Paved Patio Area
- Attached Double Garage With Up And Over Electric Door
- Oil Fired Central Heating System With Condensing Type Boiler
- Mahogany Effect PVC Double Glazed Windows And External Doors



ACCOMMODATION Measurements are approximate

ENTRANCE PORCH:

Mahogany effect PVC double glazed entrance door with side panels. Tiled floor.

SPACIOUS RECEPTION HALL:

Glazed entrance door with side panels. Solid wood floor. Storage under stairs.



CLOAKROOM:

Low flush suite. Close couple low flush wc. Pedestal wash hand basin. Tiled walls.

LOUNGE:

13' 9" x 12' 9" (4.20m x 3.89m)

Mahogany fire surround with marble insert and hearth. Glazed and panelled double doors through to dining room with glazed and panelled side panels. Recessed spotlights.



FAMILY ROOM:

13' 8" x 11' 8" (4.16m x 3.55m)

Decorative Oak fire surround with marble insert and hearth. Solid wood floor.

DINING ROOM:

13' 9" x 12' 5" (4.20m x 3.79m)

Mahogany effect PVC double glazed double doors through to sunroom with double glazed side panels. Recessed spotlights.



SUNROOM:

15' 8" x 9' 6" (4.77m x 2.90m)

Mahogany effect PVC double doors to rear patio garden and garden. Tiled floor. Recessed spotlights.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

15' 10" x 9' 3" (4.82m x 2.82m)

Range of high and low level solid Oak units. Round edge work surfaces. Integrated Bosch oven. Integrated Bosch hob. Integrated Bosch microwave. Integrated Bosch dishwasher. Extractor unit. Single drainer bowl and a half stainless steel sink unit with mixer tap. Under unit lighting. Part tiled walls. Tiled floor.



UTILITY ROOM:

13' 6" x 6' 10" (4.11m x 2.08m)

Range of built in units. Wood grain effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. Mahogany effect PVC double glazed door to rear patio area and garden. Access to attached garage. Space for tumble dryer. Space for fridge.



FIRST FLOOR

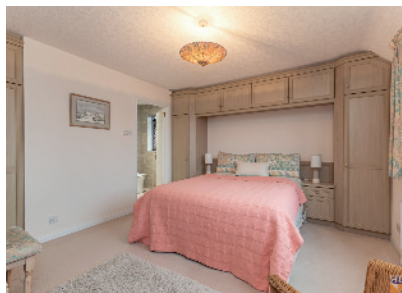
SPACIOUS GALLERY LANDING

Large hotpress.

BEDROOM (1):

13' 8" x 11' 8" (4.16m x 3.56m)

Range of built in furniture.



LUXURY TILED SHOWER ROOM EN SUITE:

Large shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights.



BEDROOM (2):

13' 10" x 11' 1" (4.21m x 3.38m)

Measurements taken to widest points. Built in storage cupboard.



BEDROOM (3):

13' 10" x 12' 0" (4.21m x 3.65m)

Built in storage cupboard. Range of built in furniture.



BEDROOM (4):

13' 9" x 11' 1" (4.19m x 3.38m)

Measurements to include built in storage cupboard.



LUXURY TILED BATHROOM:

White suite. Panelled bath with centre mount mixer tap and shower attachment. Thermostatic shower. Large vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor.



TENURE:

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £2,958.00

OUTSIDE

Prime end of cul-de-sac setting. Front garden laid in lawn. Pavior brick and tarmac driveway. Pavior brick path to entrance porch. Lawn area to side. Raised flowerbeds with mature shrubbery. Paved area to side. Spacious rear garden laid in lawn with paved patio area. PVC oil storage tank. Outside tap and light.

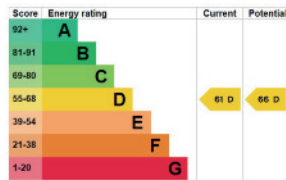
ATTACHED DOUBLE GARAGE: 21' 4" x 18' 1" (6.49m x 5.51m)

Up and over electric door. Condensing type oil fired boiler. Light and power. Mahogany effect PVC door to rear patio area and garden. Access to roofspace storage.

DIRECTIONS

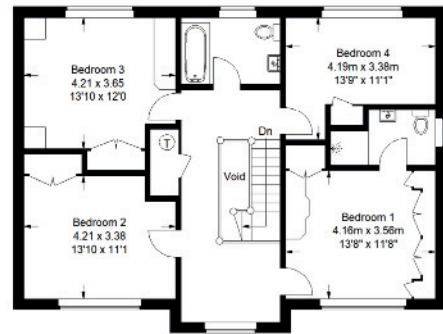
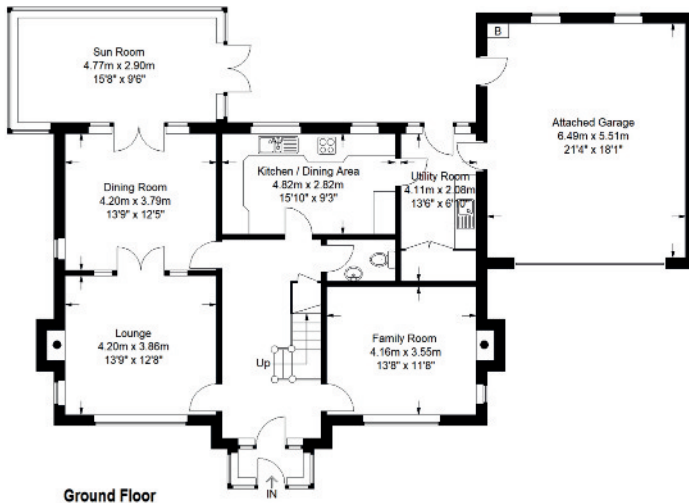
From Culcavey Road turn into Ogles Grove. Continue to the end of the cul de sac. Number 16 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



16 Ogles Grove

Approximate Gross Internal Area
Ground Floor (Including Garage)
148.3 sq m / 1596 sq ft
First Floor (Excluding Void) = 88.8 sq m / 956 sq ft
Total = 237.1 sq m / 2552 sq ft



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