



HUNT FRAME
ESTATE AGENTS

4 Gatcombe Crescent, Polegate, BN26 6FP

Price Guide £499,950



HUNT FRAME ESTATE AGENTS are proud to offer this enviably located LUXURY PROPERTY which is positioned on the outskirts of 'The Mill' development in Polegate, this ATTRACTIVE and WELL APPOINTED DETACHED FAMILY HOME built in 2013 by messrs Taylor Wimpey has FOUR DOUBLE BEDROOMS and THREE BATHROOMS, two of which are EN-SUITES. The generous ground floor accommodation comprises of THREE RECEPTION ROOMS and a CLOAKROOM with a SPACIOUS KITCHEN/BREAKFAST ROOM to the rear aspect. To the rear of the property is a mature garden that is laid to lawn, with a terrace and well stocked borders. There is an adjacent DRIVEWAY to the front that leads to the DETACHED SINGLE GARAGE. Double glazing, gas fired central heating and radiators also extend throughout. Extending to approximately 1650 square foot in size. OFFERED CHAIN FREE.

Ideally located close to local shopping facilities, further amenities & a mainline train station within Polegate High Street as well as excellent access to local road links and bus routes



ENTRANCE

Double glazed composite entrance door leading into the spacious entrance hallway, large double storage cupboard, radiator, laminate flooring, double doors to the sitting room, further doors to the study, dining room and cloakroom, large under stairs storage cupboard.

SITTING ROOM

16'9 x 11'11 (5.11m x 3.63m)
Spacious principal reception room being dual aspect with UPVC double glazed windows to the front and rear elevations with double opening, double glazed UPVC French doors overlooking and giving access to the terrace and gardens, two radiators, feature fireplace with a remote controlled electric fire.

DINING ROOM

10'6 x 9'7 (3.20m x 2.92m)
UPVC double glazed window to the side aspect, radiator.

STUDY

9'8 x 8'0 (2.95m x 2.44m)
Dual aspect with double glazed windows to the side and front elevations, radiator, telephone point.

KITCHEN/BREAKFAST ROOM

17'0 x 13'0 (5.18m x 3.96m)
Spacious and very well appointed kitchen/breakfast room with an extensive range of gloss fronted floor standing and wall mounted units with worktop space, integral dishwasher, washing machine and fridge freezer, central island with cupboards under and a breakfast bar area, separate area for a dining/breakfast table, inset stainless steel sink unit with mixer tap and drainer, Zanussi double oven with AEG induction hob and extractor unit over with acrylic splashback, matching upstands, laminate flooring, dual aspect with double glazed windows to both side elevations and double opening, double glazed french doors opening onto an overlooking the terrace and gardens.

CLOAKROOM

Comprising of a low-level WC, pedestal wash hand basin, tiled splashbacks, radiator, double glazed window to the rear elevation.

FIRST FLOOR LANDING

Staircase rising to the first floor, large landing with loft access, double storage cupboard with water cylinder, radiator, double glazed window to the rear elevation.

MASTER BEDROOM

17'4 x 13'0 (5.28m x 3.96m)
Spacious principal bedroom being dual aspect with UPVC double glazed windows to both side elevations, large fitted triple wardrobes with sliding, glazed and opaque doors, radiator. Door to the en-suite.

EN-SUITE

Comprising of a large enclosed shower cubicle with a shower unit being fully tiled with sliding doors to the front, low level WC, pedestal wash hand basin, part tiling to walls, radiator, double glazed window to the side aspect.

BEDROOM 2

16'4 x 8'11 (4.98m x 2.72m)
UPVC double glazed window to the front elevation, radiator, fitted wardrobe with sliding doors to the front, door to the en-suite.

EN-SUITE

Comprising of an enclosed shower cubicle with shower unit being fully tiled, low-level WC, pedestal wash hand basin, part tiling to walls, radiator, ceiling fan, ceiling lighting, double glazed window to the rear elevation.

BEDROOM 3

12'11 x 10'8 (3.94m x 3.25m)
UPVC double glazed windows to the front elevation, fitted recessed wardrobe with a sliding door to the front, radiator.

BEDROOM 4

11'4 x 9'8 (3.45m x 2.95m)
UPVC double glazed windows to both the side and front elevations, radiator.

FAMILY BATHROOM

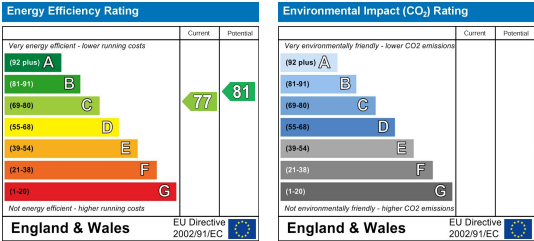
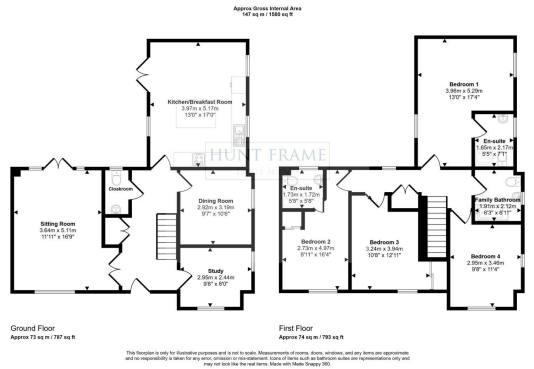
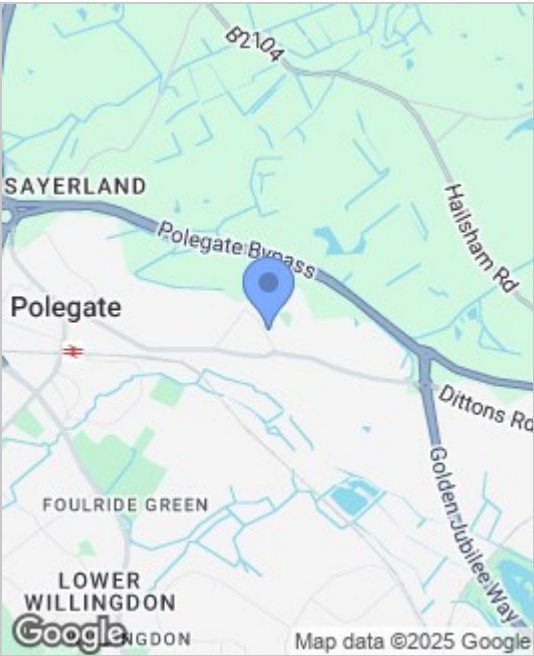
Comprising of a panelled bath with shower attachment, low level WC, pedestal wash hand basin, part tiling to walls, ceiling lighting, shaver point, ladder style radiator, UPVC double glazed patterned window to the side aspect.

GARDENS

Having a large paved terrace, adjacent to the kitchen/breakfast room, remainder laid to lawn with established, well planted borders, fenced boundaries, storage shed, gated side access.

DRIVEWAY AND GARAGE

Detached garage to the side of the property with an up and over door to the front with power and light, single parking space to the driveway.



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