



## 15 Astral Drive

Astral Park, Thorpe Thewles, TS21 3FJ

**Offers in excess of £375,000**



**\*\* POTENTIAL HOUSE EXCHANGE - SEE NOTES.** An Executive 4 Bedroom Detached Family Home Set Over 2 Floors And Amounting To Over 1500 Square Foot. Welcomed By An Impressive Hallway With Tiled Flooring Open Spindle Oak Staircase & Oak Internal Doors. The Open Plan Contemporary Kitchen Is Fitted With A Generous Range Of High Gloss Units, Centre Island & Integrated Appliances, With French Doors Open Out The Rear Garden/Patio Seating Area. The Family Area Is Skilfully Designed With A Skylight Roof Lantern & Bi-Folding Doors. A Handy Separate Utility Room Offers Further Storage Along With A Cloakroom W.C. To The First Floor Are Bedrooms Two, Three & Four Along With A Spacious Master Bedroom With Luxury En-Suite & Fitted Wardrobes.

Externally, An Extensive Block Paved Driveway Provides Off-Road Parking & Leads To An Integral Garage. The Garden Is South West Facing Benefiting Afternoon & Evening Sunshine. The Summerhouse Is Included In The Sale, Featuring A Log Burning Stove & Bar. Located Within A Desirable Semi-Rural Location.



Entrance Hallway

Composite Entrance Door, Open Spindle Oak Staircase Leading To First Floor, Oak Doors Leading To The Living Room & Kitchen, Understair Storage Cupboard, Radiator, Tiled Flooring, Recessed Spotlights To The Ceiling.

Living Room

14'1" x 9'8" (4.31m x 2.97m)  
uPVC Double Glazed Window To The Front Aspect, Radiator,

Kitchen/Diner

16'7" x 12'4" (5.05m" x 3.76m")  
Fitted With A Range Of Modern Shaker Style Base, Wall & Drawer Units, Work Surface Incorporating A Sink Unit & Chrome Mixer Tap, Tiled Backsplash, Built-In Double Electric Oven, Hob & Overhead Extractor Fan, Feature Centre Island, Integrated Dishwasher & Fridge Freezer, Space For A Breakfast Table & Chairs, Recessed Spotlights To The Ceiling, Wall Unit Down Lights, uPVC Double Glazed French Doors Opening Out To The Rear Garden & Patio, Oak Door Leading To The Utility Room, Opening Through To The Family Room.

Utility Room

5'3" x 7'6" (1.62m x 2.31m)  
Work Surface Incorporating A Sink Unit & Chrome Mixer Tap, Base Unit, Space For A Washing Maching & Tumble Dryer, Radiator, Oak Doors Leading To The Cloakroom W.C & Garage.

Ground Floor W.C

White W/C, Wash Hand Basin, Chrome Ladder Style Towel Radiator.

Family Room

16'6" x 13'5" (5.03m x 4.11m)  
uPVC Double Glazed Windows, Skylight Roof Lantern, Full Width Bi-Folding Doors, Recessed Spotlights To The Ceiling, Radiator.

First Floor Landing

Providing Access To All Four Double Bedrooms & Family Bathroom, Hatch To Access The Loft Space.

Master Bedroom

13'1"" x 9'10"" increasing to 12'11" (3.99m" x 3.02m" increasing to 3.96m)  
uPVC Double Glazed Window To The Front Aspect, 2x Fitted Wardrobes, Radiator, Oak Door Leading To The En-Suite Shower Room.

En-Suite Shower Room

5'10"" x 8'5"" reducing to 4'0" (1.80m" x 2.57m" reducing to 1.22m)  
Fully Tiled Luxury Suite With Large Shower Cubicle, White Wash Hand Basin, W.C, Mirrored Wall Cabinet, Chrome Ladder Style Towel Radiator, Recessed Spotlights To The Ceiling, uPVC Double Glazed Window.

Bedroom Two

13'7" x 10'6" (4.16m x 3.22m)  
uPVC Double Glazed Window, Radiator, Storage Cupboard.

Bedroom Three

11'1" x 10'4" (3.40m x 3.17m)  
uPVC Double Glazed Window, Radiator, Storage Cupboard.

Family Bathroom

7'1" x 6'0" (2.18m x 1.85m)  
Fully Tiled Luxury Suite With White Bath & Shower Over, Wash Hand Basin, W.C, Mirrored Wall Cabinet, Chrome Ladder Style Towel Radiator, Recessed Spotlights To The Ceiling, uPVC Double Glazed Window.

Bedroom Four/Dressing Room

13'7" x 7'1" (4.16m x 2.18m)  
uPVC Double Glazed Window, Radiator.

Loft Space

Partially Boarded With Pull Down Ladder, Power & Lighting.

Integral Garage

Electric Roller Door, Power, Lighting, Internal Door Leading To The Utility Room.

Summerhouse/Bar

Timber Construction, Log Burning Stove, Recessed Spotlights, Bar.

Externally

Block Paved Driveway, Lawn To The Front & Side Aspect, Borders With Slate Chippings, Secure Gated Access To The Rear Garden. Rear Garden Mainly Laid To Lawn, Patio Seating Area, Composite Decked Seating Area With Recessed LED Kickboard Lights.

Service Charge:

There Is A Development Maintenance Charge Of £166.00 Per Year.

Council Tax Band: E

Council Tax Estimate £2,614

Energy Efficiency Rating: B

The Full Energy Efficiency Certificate Is Available On Request.

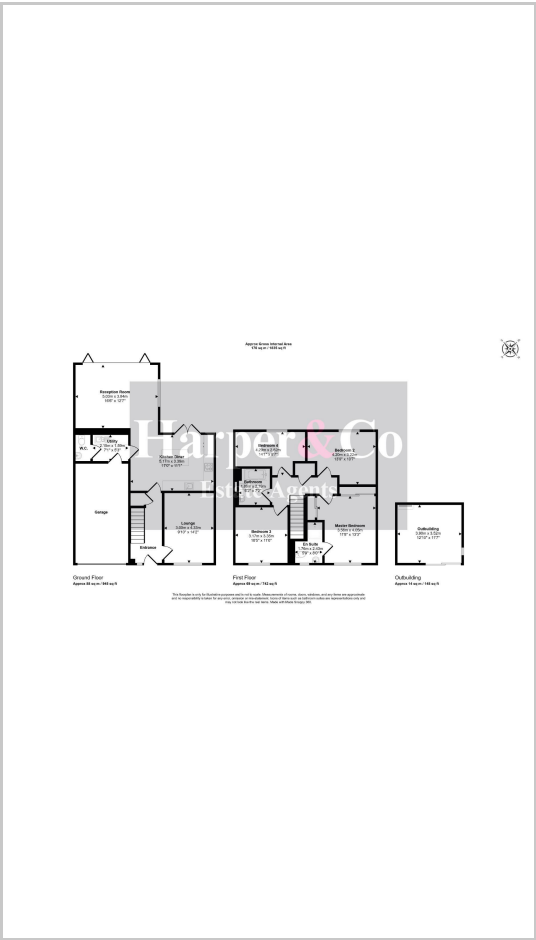
Disclaimer

Please Note That All Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

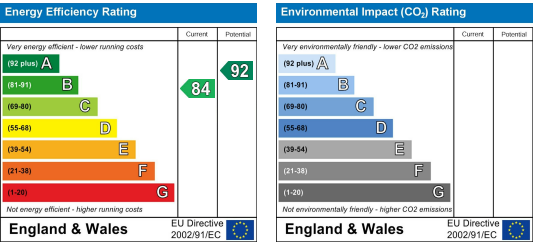
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.