

chris ham riding

lettings & estate agents



8 Foden Place, Elworth, CW11 3DG

Offers In The Region Of £399,950

Take a moment to view our guided tour of this fantastic family home on the impressive 'Gilberts Cross' development!

Constructed in 2018 by David Wilson Homes to their Cornell design, offering over 1300 square feet of accommodation, this family home enjoys arguably one of the best positions on the estate, having a superb outlook over the estates green spaces & sits on a select cul-de-sac of only a handful of executive homes!

Accompanying the home are a wealth of impressive features to note, some of which include:- energy efficient double glazing and gas central heating, a downstairs cloakroom accessed of the spacious reception hall, a large dual aspect lounge which spans the entire depth of the home with feature bay window. The open-plan living/dining kitchen is situated at the rear of the home compete with a high-gloss kitchen and contrasting worktops, a wide range of integrated appliances, further feature glazing plus a separate utility.

Upstairs, there are four generous bedrooms with a walk-through dressing area and en-suite shower to the master room, two further comfortable double rooms with space for wardrobing plus a fourth room currently being utilised as a home office but would make a small double room too. Completing the accommodation is the family bathroom with marble style tiling and white, designer sanitary ware. The home has a spacious landing that provides access to these excellent spaces plus useful storage off!

Accommodation

Entrance Hall 9'2" x 6'8" (2.81 x 2.05)

Cloakroom 6'3" x 3'1" (1.91 x 0.96)

Lounge 21'1" x 11'10" (6.44 x 3.62)

Open-Plan Kitchen/Diner 21'1" x 15'8" (6.44 x 4.78)
(Into bay)

Utility Room 6'7" x 5'10" (2.02 x 1.79)

Detached Garage 17'0" x 8'11" (5.19 x 2.73)

First Floor Landing 13'8" x 12'0" (4.18 x 3.67)

Bedroom One 11'8" x 9'8" (3.57 x 2.97)

Dressing Area 8'4" x 4'6" (2.55 x 1.38)

En-suite 7'3" x 4'7" (2.22 x 1.40)

Bedroom Two 12'2" x 12'2" (3.72 x 3.72)

Bedroom Three 12'3" x 8'6" (3.75 x 2.60)

Bedroom Four 8'7" x 7'4" (2.62 x 2.25)

Family Bathroom 6'7" x 6'1" (2.03 x 1.87)

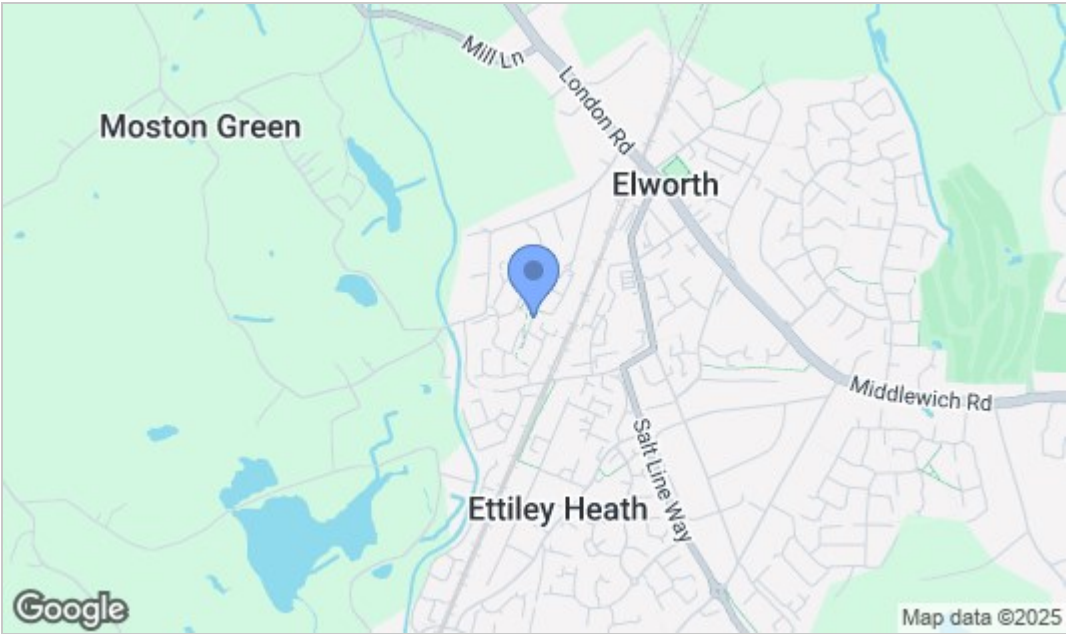
Floor Plan



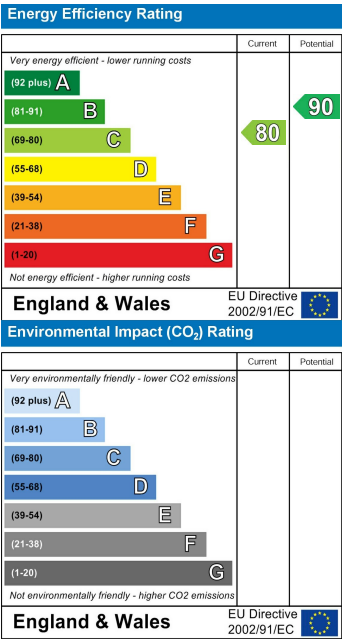
Total floor area 138.8 sq.m. (1,494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



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