



The Oaks Matfen

This luxurious family home benefits from exceptional quality facilities and a wonderful landscaped plot within the village of Matfen. The front door opens to a convenient vestibule and beautiful reception hall with ample storage and ground floor WC. There is a wonderful living room with open fire and fabulous decor, a comfortable sitting room, versatile family room, dining room and an elegant breakfasting kitchen with a separate utility room. Stairs lead to the first floor landing, an impressive principal bedroom with a stylish ensuite shower room, bedroom two which also benefits from a modern shower room, a further three bedrooms and an opulent family bathroom. Externally there is off street parking for several vehicles, a detached double garage and beautifully maintained gardens benefitting from an array of mature plants, shrubs and trees. Matfen is a sought-after location with a village coffee shop and hall, highly regarded hotel with leisure facilities and restaurants, schools nearby and transport links by bus and road.

Asking Price: £725,000

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SAYER

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The Oaks Matfen

Entrance Vestibule 3'9 x 5'11 (1.14m x 1.80m)

The front door opens to a welcoming entrance vestibule with tiled flooring, a radiator and double-glazed windows to both sides.

Reception Hall 8'10 max x 17'10 max (2.69m x 5.43m)

An impressive reception hall with a substantial amount of storage, hard-wearing luxury vinyl flooring, coving to the ceiling and a radiator.

Dining Room 10'09 x 14'6 (3.27m x 4.41m)

This lovely dining room has a double-glazed window to the front, carpeted flooring, coving to the ceiling and a radiator.

Sitting Room 14'6 x 10'9 (4.41m x 3.27m)

A beautiful sitting room with double glazed window to the front, coving to the ceiling, radiator and carpeted flooring.

Ground Floor WC 6'6 x 3'11 (1.98m x 1.19m)

This stylish room has a wash hand basin inset to a feature storage unit, WC, part tiled walls, double glazed window to the side, spotlights, heated towel rail and a hard-wearing luxury vinyl floor.

Kitchen Dining Room 18'8 max x 10'8 max (5.68m x 3.25m)

An exceptional fitted kitchen with Silestone work tops and sink unit inset. There is an electric double oven, an induction hob with cooker hood above, an integrated fridge freezer and dishwasher, coving to the ceiling, spotlights, radiator, a sizeable dining area, double glazed window to the rear and luxury vinyl flooring.

Utility Room 4'11 x 10'8 (1.49m x 3.25m)

A useful space with fitted wall and base units, contrasting work tops, sink unit, a double-glazed window and door to the side, central heating boiler, radiator, spotlights and luxury vinyl flooring.

Family Room 10'2 max x 18'1 max (3.09m x 5.51m)

This wonderful room has double glazed windows that overlook the garden and benefits from doors to the patio, luxury vinyl flooring and a radiator.

Living Room 17'9 x 14'9 (5.41m x 4.49m)

A fabulous living room with feature fireplace and open fire. The room has two double glazed windows to the side, carpeted flooring, coving to the ceiling, double doors to the reception hallway and radiator.

First Floor Landing 6'5 max into r x 28'6 max (1.95m x 8.68m)

A well-proportioned landing with carpeted flooring, an airing cupboard, storage cupboard, double glazed window to the side, coving to the ceiling, loft access, emergency lighting and a radiator.

Principal Bedroom 15'7 max into recess x 10'10 max (4.47m x 3.30m)

This beautiful room has a double-glazed window to the rear overlooking the garden, carpeted flooring, a radiator and coving to the ceiling.

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En-suite Shower Room 8'8 max x 8 max (2.64m x 2.43m)

A stylish room with shower enclosure, wash hand basin and WC inset to feature storage units, luxury vinyl flooring, part tiled walls, heated towel rail, spotlights, extractor fan, double glazed window to the rear and a storage cupboard.

Bedroom Two 10'10 x 13 (3.30m x 3.96m)

A fabulous room with carpeted flooring, double glazed window to the front, coving to the ceiling and a radiator.

En-suite Shower Room 3'10 x 10'11 (1.16m x 3.32m)

This modern shower room has a WC and wash hand basin inset to feature storage, shower enclosure, double glazed window to the side, heated towel rail, part tiled walls, spotlights, luxury vinyl flooring and an extractor fan.

Bedroom Three 13'8 max into recess x 13'11 max (4.16m x 4.24m)

A sizeable room with double glazed window to the front, carpeted flooring, coving to the ceiling and a radiator.

Bedroom Four 11'10 plus wardrobes x 11' max (3.60m x 3.35m)

A charming room with double glazed window to the rear overlooking the garden, carpeted flooring, coving to the ceiling, radiator and fitted wardrobes and shelving.

Bathroom 9'11 max x 6'4 max (3.02m x 1.93m)

A lavish family bathroom with bath tub and shower over, wash hand basin and WC inset to feature storage, double glazed window to the side, luxury vinyl flooring, part tiled walls, spotlights and an extractor fan.

Bedroom Five 7'2 x 10'10 (2.18m x 3.30m)

This versatile room has a double-glazed window to the front, carpeted flooring, coving to the ceiling and a radiator.

Front Garden

To the front is a sizeable driveway, areas laid to lawn and access to the double garage.

Detached Double Garage 15'6 x 15'5 (4.72m x 4.69m)

The garage has an electric door to the front, light, power and a window and door to the side.

Rear and Side Gardens

The property has garden to both sides and a beautifully maintained rear garden with well stocked borders, a generous lawn and patio to enjoy the tranquil surroundings. There is a greenhouse, two storage sheds, a log store, oil tank and potential for caravan storage to the side.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Driveway to double detached garage

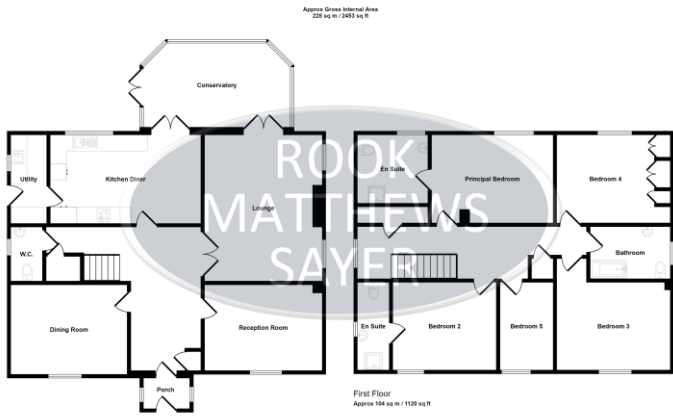
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: G

EPC RATING: D





This document is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors or omissions. Views of items such as landscape and garden are representations only and may not be for the real item. Made with Slide Group 200.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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