

PROPERTY AGENTS

JPKnight



Nicolls Close, Cholsey OX10 9FL



Nicolls Close, Cholsey

In a fabulous setting facing out across the parklands, this superb family home features four bedrooms and two bathrooms along with a south facing first floor sitting room and balcony enjoying far reaching views, a 28' kitchen/breakfast/family room and cloakroom. Set on this sought after development with communal grounds of 100 acres running down to the River Thames and within walking distance of Cholsey train station. The property benefits two parking spaces (one with pergola covered with climbing plants and block paved base) adjacent.



Tenure - Freehold

The property has gas central heating to radiators, double-triple glazing and Titan air circulation system.
Council tax band – E £800/annum communal charges

Accommodation

Entrance hall: Front door with glazed sidelights, wood style flooring, radiator, stairs to landing.

Cloakroom: Window to front, low level WC, stainless steel sink unit and worktop, space for washing machine/ tumble dryer and fridge/freezer, boiler.

Kitchen/Dining/Family Room 28'11 x 16' (max) A superb triple aspect room with windows to front and side and French doors to the garden with sidelights. It has a contemporary range of storage units with worktops, integrated fridge, freezer, dishwasher, double electric oven, gas hob with extractor hood, stainless steel sink, wood style floor, downlighters, three radiators, under-stair cupboard.





Stairs to 1st Floor Landing: Window to side, radiator.

Sitting Room: 20' x 10'10 (currently used as a bedroom) Panoramic views through twin sliding doors with sidelights leading to a balcony, two radiators.

Balcony: 15'10 x 3'1 Featuring a glass balustrade, timber deck and fabulous views across the parklands.

Bedroom 2: 16'8 x 8'7 Double aspect, radiator, fitted wardrobes.

Jack & Jill Shower Room: Fitted with a white 3-piece suite, tiling, wall mirror, downlighters, radiator.

Stairs to 2nd Floor Landing: Window to front, loft access.

Bedroom 1: 15'11 x 8'10 Windows to the rear and front, fitted wardrobe, radiator.

Jack & Jill Bathroom: White three-piece suite, tiling, radiator, mirror, downlighters.

Bedroom 3: 11'7 x 10'11 Three windows to front and side, fitted wardrobe, radiator.

Bedroom 4: 12'4 x 8' Tall window to front, radiator.

Outside

Front door with paved pathway and parking space adjacent.

Carport: 18'6 x 10'2 Block paved with plant covered pergola above.

Rear Garden: Extending to 39'6 (max) in length, landscaped with a paved terrace leading to lawn flanked with established flower and shrub borders and further paved dining area, timber fencing, shed, gated access to front.

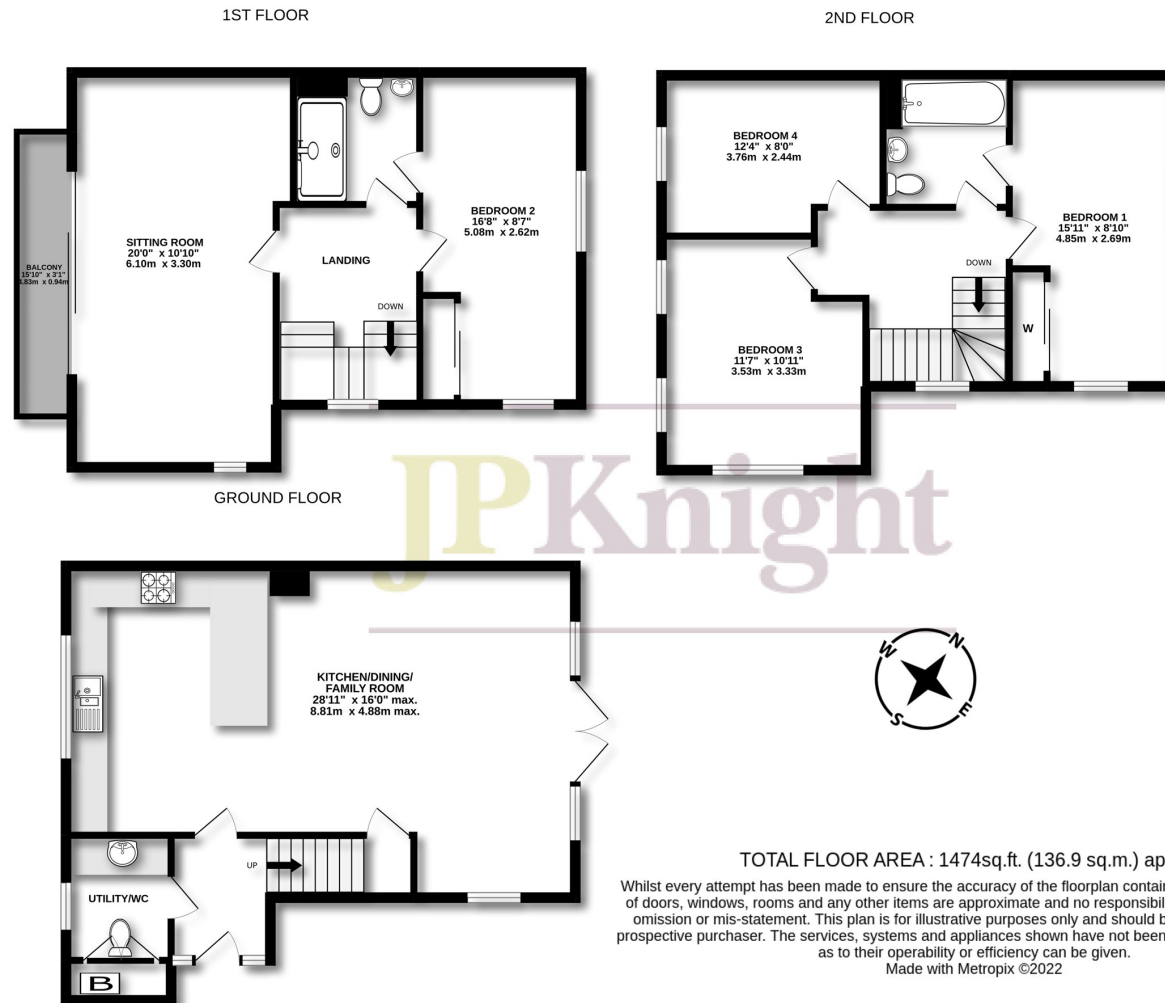


Directions

Turn left from our offices into St Martin's Street, follow this through the Market Place heading south through town and onto the Reading Road. Follow across the large roundabout onto the A329 and continue for 1.4 miles, then after the layby take the next left into Rotherfield Road and continue straight on where the property can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 1474sq.ft. (136.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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