

Double Fronted 3 Bedroom  
Detached Family Home

Set Within the Newly Built  
Highgate Park Estate

Situated on a Large Corner Plot

Freehold Tenure

Close Proximity to Shops,  
Schools, Public Transport Routes  
and BAE Systems

Orangery to the Rear

Private and Enclosed Rear  
Garden with Detached Single  
Garage with Power and Light

uPVC Double Glazing with Fitted  
Blinds Included and Dual Central



Tempo are delighted to bring to market this Double Fronted 3 Bedroom Detached Family Home set within the newly built Highgate Park Estate in the popular residential area of Warton. This property benefits from being situated on a large corner plot with freehold tenure. Located in close proximity to shops, schools, public transport routes and BAE systems.

The property briefly comprises of Hallway, Lounge, Kitchen, Diner, Orangery and WC. The first floor has a Master Bedroom with En-Suite, Further Double Bedroom, Single Bedroom and Family Bathroom. Private and enclosed rear garden and detached single garage providing power and light. uPVC double glazing with fitted blinds included and dual central heating system throughout. EPC = B. **\*\*Viewing Essential to Appreciate This Beautiful Home\*\***

**For an appointment to view call 01772 633399 or email  
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## ACCOMMODATION

### Entrance Hall

Approached through composite door with centre obscure leaded double glazed panel. Sunken mat and grey carpet, panel radiator and ceiling light. Storage cupboard housing meters and door leading to downstairs WC. Staircase leads to first floor rooms with white balustrade.

### Lounge 16' 3" x 10' 2" (4.95m x 3.10m)

Tastefully decorated and well appointed lounge with uPVC double glazed windows with vertical blinds and black out roller blinds to the front and side allowing natural light to flow through. Two panel radiators and ceiling light.

### Kitchen 11' 1" x 8' 0" (3.38m x 2.44m)

Fully fitted well-equipped kitchen housing white high gloss eye and base level units with contrasting heat-resistant worktops and discreet down-lighting. Range of built in Zanussi appliances including fridge freezer, dishwasher, washing machine and eye-level oven. Four ring gas hob in stainless steel surround with matching cooker hood and splashback above and inset stainless steel sink unit with drainer. Amtico flooring, four bulb ceiling light, panel radiator and window with fitted vertical blinds to rear aspect. Open plan through to dining area.

### Diner 11' 3" x 9' 0" (3.43m x 2.74m)

Open plan dining area with grey carpet, panel radiator and four bulb ceiling light. Two windows with vertical blinds to front elevation and french doors leading to orangery.

### Orangery 11' 1" x 9' 4" (3.38m x 2.84m)

With a matching pitched roof the addition of this warm and spacious orangery gives this property a unique twist and makes it stand out from the crowd. Housing windows with blinds to all three walls, inset spotlights with dimmer switch, wood effect fully tiled floor, storage heater and double doors to garden. Double doors with fitted black out vertical blinds into the orangery and double doors to the garden.

### Downstairs WC 6' 2" x 3' 2" (1.88m x 0.96m)

Two piece Twyford's suite in white comprising: low flush WC and corner hand wash basin with chrome fixings

and tiled splash back. Amtico flooring, panel radiator, extractor fan and ceiling light.

**Landing** 12' 6" x 5' 8" (3.81m x 1.73m) to max L shaped landing with panel radiator, loft access and window to rear.

### Bedroom 1 12' 8" x 11' 9" (3.86m x 3.58m)

Well presented double bedroom housing range of contemporary wardrobes providing ample storage space. Three windows with vertical and roller blinds to front and side elevation, ceiling light and panel radiator. Door leads to en-suite.

### En Suite 7' 2" x 4' 3" (2.18m x 1.29m)

Three piece Twyford's suite in white comprising: low flush WC, hand wash basin with tiled splashback and tiled shower cubicle with Aqualisa shower and folding door. Extractor fan, ceiling light, shaving point, panel radiator and window.

### Bedroom 2 10' 6" x 10' 3" (3.20m x 3.12m)

Second well proportioned double bedroom housing fitted wardrobes with sliding door and three windows to front and side elevations with both vertical and black out roller blinds allowing ample natural light to enter. Panel radiator, ceiling light and cupboard housing shelving providing additional storage space.

### Bedroom 3 7' 3" x 6' 10" (2.21m x 2.08m)

Third bedroom with window to side elevation, ceiling light and panel radiator.

### Bathroom 7' 7" x 6' 3" (2.31m x 1.90m)

Three piece Twyford's suite in white comprising: hand wash basin with pedestal, mixer tap and tiled splashback, low flush WC and panel bath with mixer tap and wall mounted shower. Part tiled walls, Amtico flooring, panel radiator, ceiling light, extractor fan and frosted window to side aspect.

### Exterior

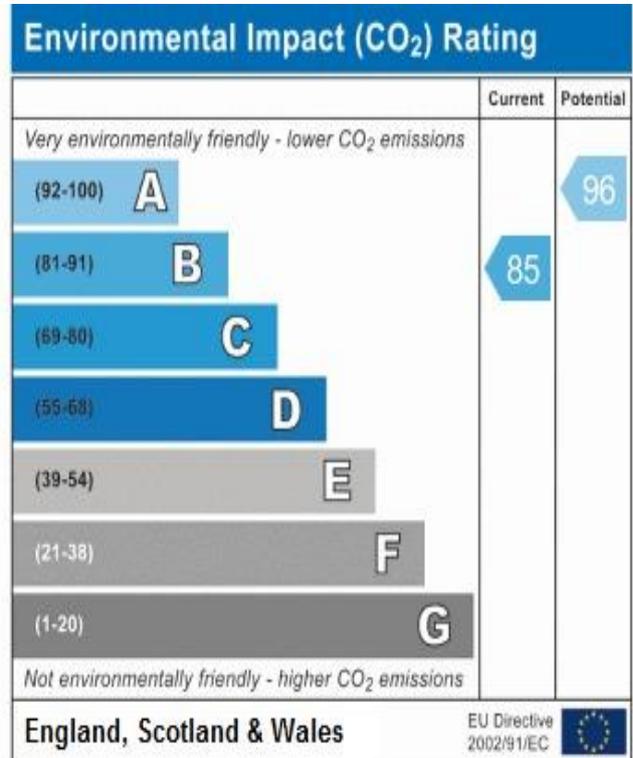
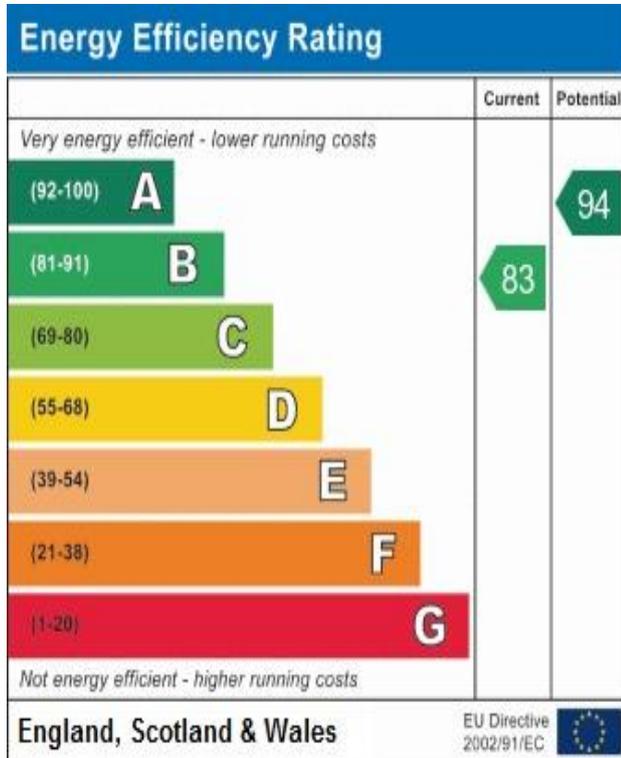
The front and side of the property is mainly laid to lawn with a flagged pathway leading to front door and brick paved driveway to the side leading to detached single garage with power and light providing ample off road parking. To the immediate rear is a private and enclosed laid to lawn garden with paved pathways, patio area and timber garden shed.





## FLOORPLANS

## EPC Chart



Address:  
Thunderbolt Avenue

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