

Home Preview Report (Sample)

Client Name:	Mr & Mrs Smith
Property Requirements:	<ul style="list-style-type: none"> ○ maximum budget £285,000 ○ detached, definitely not single storey ○ prefer modern property ○ off-street parking for 2 cars ○ preferably a garage ○ a large garden ○ at least 4 bedrooms ○ downstairs cloakroom ○ room in the kitchen for a dining table ○ a reception room that could be used as a children's playroom ○ walking distance to the nearest town ○ within 10 miles on Norwich

Property:	1 The Street, Any Town
Agent:	Any Town Estate Agents
Price:	£279,500

Summary



This is a modern, detached executive property built around 1996. There are 3 reception rooms and 4 bedrooms, 2 of which have en-suite shower rooms. It is situated at the end of a short cul-de-sac on the edge of a large residential development. Any Town is less than a mile away with a good range of shops and amenities.

Being a typical modern housing development, the properties are close together, but this property has a greater feeling of space than most, probably due to its large frontage. Being on the edge of the development, the property is quite close to a fairly

busy road and rail line, and some traffic noise can be heard from the garden, but not from inside the house. It is also within 250 metres of an industrial estate which is home to an asphalt production plant. The vendor says that it is possible to smell asphalt from time to time. I would advise that you contact the Environment Agency if you have concerns or I can arrange an Environmental Search (for an additional charge).

The property is generally well presented, although the décor is looking a little tired in places. A neutral beige carpet is fitted throughout the property which would benefit from professional cleaning to improve its appearance. The property is well laid-out, spacious and practical, and does meet most of your requirements, apart from the size of the garden.

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Front External:



Garage



Separate Garden

This detached property feels quite secluded due to its position. The gravel driveway is ample and has space for 3-4 cars (note, there is shared access with 2 other properties on part of the driveway). In addition there is a double detached garage with space for 2 cars directly in front on a tarmac area.

There are 2 areas of lawn at the front of the property with mature shrub and flower borders. There is also a separate garden area towards the garage, which would make an excellent vegetable plot or space to erect a shed. There is a path leading to the front entrance, and a path and gate leading to the rear garden. The front area is attractive and safe for children under supervision.

Entrance Hall:

The part-glazed front door opens onto a long hallway. The stairs run up the centre of the house, and the under stairs cupboard is a reasonable size with a row of hooks on the back of the door, and a useful storage shelf.

Lounge:



Lounge



Lounge

This is a very pleasant, room which runs the whole length of the house. There is an attractive bay window to the front and a sliding patio door leading to the rear garden. The sun floods through the back during the morning and through the front in the evening making it possible to enjoy the sun somewhere in the room virtually all day. It is a spacious room with a fireplace centrally located on the external wall. The fireplace has a wooden surround and green marble effect insert and hearth, and unusually for such a modern house, it is an open fire which makes a lovely feature.

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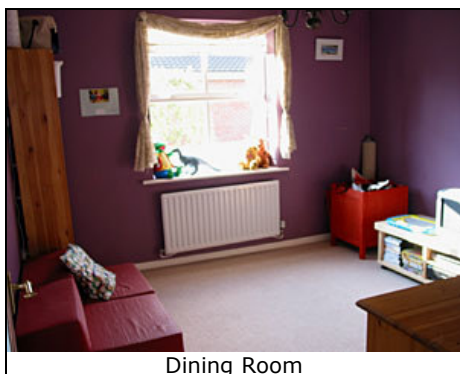
Study:



Study

This room has a nice view over the rear garden. It is rather small, so not really big enough to use as a playroom, but a perfect size for a study, with room for a desk and shelving.

Dining Room:



Dining Room

The vendors have 2 children and actually use this room as a playroom, which fits perfectly with your requirements. It is directly opposite the kitchen so easy to keep an eye on the children while they play. For dinner parties, the vendors simply move the dining table into this room. This room catches the evening sun making it a very pleasant venue on summer evenings.

Cloakroom:

A small, narrow room but tastefully decorated, and well positioned between the dining room and kitchen.

Kitchen & Utility Room:



Kitchen



Utility Room

The kitchen is a very good size with plenty of space to fit a dining table. The vendors eat all their meals here apart from when they are entertaining when they use the dining room. It is a dual aspect room, one window faces the garage wall but the other window overlooks the rear garden. The kitchen looks modern and clean with pale beech coloured shaker style doors and handles, and green marble effect worktop. There is space on the left-hand wall for further wall units if required. The gas hob and extractor unit, eye-level electric double oven and integrated dishwasher are all included in the sale, but bear in mind that these

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appliances are now 7 years old. There is a stainless steel fridge/freezer which is available by separate negotiation.

There is a doorway leading to the utility room which is small and narrow with tiles, worktop and a cupboard to match that in the kitchen, giving the 2 rooms a feeling of continuity. There is plumbing for a washing machine, a vent to the outside for a tumble-drier and useful open shelving. The back door has a 4-way cat flap installed, and leads out to the side passage where there is a door into the garage and the gate to the front garden.

Upstairs:



Master Bedroom



2nd Bedroom



Guest Bedroom



4th Bedroom

There are 4 double bedrooms, 2 of which have en-suites shower rooms. All except the smallest bedroom have built-in wardrobes which provide excellent storage and hanging space. The master bedroom is currently home to a large kingsize bed, but there is still room for a chest of drawers without the room feeling cramped. It is a light, double aspect room with views over the front and side, neither of which are overlooked.

The 2nd bedroom is a very spacious and nicely decorated child's bedroom. There is plenty of room for furniture but also plenty of room to play.

The 3rd bedroom, which has the 2nd en suite, is another large double which the vendors use as a home office cum guest bedroom, which works very well. It would work equally well as a child's bedroom. There is a 2nd phone line in this room which is broadband enabled, so potential to use the internet from here.

The 4th bedroom is currently used as a child's bedroom, but will fit a double bed, so could be used as an occasional bedroom. There is no fitted storage but it currently houses a single wardrobe and chest of drawers without feeling too crowded.

There is a large airing cupboard on the landing which has useful shelving and houses the hot water tank. There is

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access to the loft from the landing although there is no permanent loft ladder. The loft is mostly boarded offering a lot of additional storage space, but currently has no lighting.

Family Bathroom:



Family Bathroom

The family bathroom and both the en suite shower rooms are a good size; not huge but certainly adequate for their use. All have champagne coloured suites with brass fittings and are part-tiled in large marble-effect tiles. In my opinion, the bathrooms do look a little old-fashioned, but are nevertheless, clean and functional. There are mixer taps in the family bathroom but no over-bath shower.

Outside:



Rear Garden



Rear Garden

The rear garden is rather small, and somewhat overlooked by neighbouring properties, but does have some lovely mature shrubs and plants. There is a charming play house which is included in the sale, perfect for children. The patio is inadequate at the moment; the vendors did have plans to extend it and are happy to leave the designs if required. The garden is fully enclosed, so very safe, and is south-east facing so enjoys a good deal of sunshine for the major part of the day.

Garage:

Because the garage has a pitched roof, there is good additional storage in the rafters, where there is a large boarded section for this purpose. There is also a range of wall units along the back and high shelving along the sides which means it is still possible to get 2 cars in the garage.

Important Note: This report should be read in conjunction with the property details supplied by the Estate Agent. We have not tested any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for the purpose. You are advised to obtain verification from a solicitor or surveyor.

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