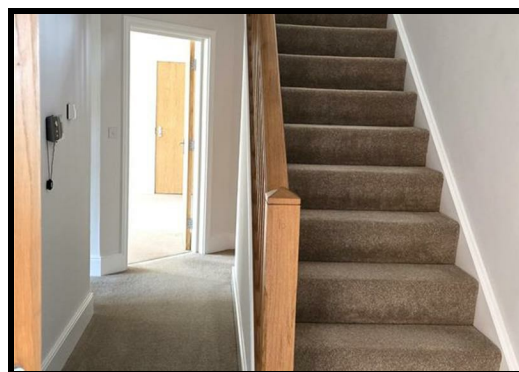




28 The Waterside, Middleton Hall Retirement Village, Middleton St George Offers Over £450,000

Retirement link detached residence for the over 55's Offered For Sale with NO ONWARD CHAIN. We are delighted to offer to the market a modern south facing link detached retirement property situated in a secure and peaceful setting within Middleton Hall Retirement Village. Offering luxurious accommodation this spacious retirement property for the over 55's is comprised, of a welcoming entrance hallway, a living room/ dining room, a modern fitted kitchen, a utility room, a double bedroom with an en suite shower room and a further double bedroom / study. The dormer has a further double bedroom, a shower room, plant room and an open plan area to the landing. Externally the property benefits from a beautiful patio to the rear which is ideal for outdoor entertaining and a garage. Middleton Hall is a multi-award winning retirement village. The estate, facilities and services offer residents the opportunity to live a rich and fulfilling retirement. Set within 45 acres of woodland and parkland, it boasts extensive facilities both indoors and outdoors and provides a range of hotel style amenities including Middleton Spa. A range of innovative accommodation and care services are also available allowing the ability to move to a different part of the community if needs change.



28 The Waterside, Middleton Hall Retirement Village, Middleton St George

General Remarks

Offered For Sale with NO ONWARD CHAIN a south facing link detached retirement residence with a fitted dormer and garage for the over 55's. Leasehold 125 years from 1st January 2013. Service charges and event fees apply. Operated by Middleton Hall Ltd. Care is available in Middleton Hall.

Location and Facilities

Middleton Hall is an employee owned, multi-award winning retirement village situated in Middleton St George. It provides a vibrant retirement community for the over 55's, where residents live active and fulfilling lives. Set within 45 acres of woodland and parkland, it boasts extensive facilities both indoors and outdoors and provides a range of hotel style amenities. This includes a restaurant, the Orangery (bar, café and shop) library, art studio and Middleton Spa - a leisure complex including a pool, spa, studio, gym, hairdressing salon and beauty treatment rooms. The grounds include a sports area with an all-weather bowling green, croquet, pitch and putt golf course, a putting green, a boules pitch and Sports Pavilion.

The Waterside

The Waterside is an award winning development featuring highly insulated homes in a landscaped setting. The property has 28 dedicated photovoltaic panels generating both free electricity and a feed in tariff income. Other energy efficient features include double cavity wall insulation, triple glazing to all windows, a mechanical ventilation and heat recovery system and a highly efficient modern underfloor heating system with air source heat pump. The property is fully carpeted and is tastefully decorated in neutral tones.

Entrance Hallway

The property is entered through a door to the side of the property leading into a welcoming entrance hallway with access to the ground floor accommodation and a staircase to the upper level. The hallway benefits from an under stairs cupboard providing useful storage. The stair is provided with a dedicated power supply should a stair lift ever be required.

Living Room / Dining Room

21'2" x 14'2" max

The beautifully presented living room has a bright open outlook. There is ample room for both a sitting room and a dining area. There is a log burning stove to provide supplementary heat in the seating area. The French door leads to a south facing patio area. The patio has space for a variety of garden furniture as well as planters and pots.

Kitchen

10'9" x 8'8"

The fitted high specification kitchen opens off the living room with sliding pocket doors. The kitchen is fitted with a comprehensive range of wall, floor and drawer units with laminate worktops incorporating a stainless steel sink. The kitchen benefits from a number of integrated appliances including a double oven, a four ring ceramic hob with overhead extractor hood, a fridge freezer and a full sized dishwasher.

Bedroom One

10'5" x 14'11"

A large south facing double master bedroom benefiting from an en suite bathroom.

En-suite Bathroom

The en-suite bathroom is fitted with a modern suite comprising of a bath, a low level shower cubicle with shower, a wash hand basin, low level WC and a towel radiator.

Bedroom Two

10'7" x 10'2"

A versatile room which could be used as either a bedroom, study or dining room.

Utility Room

The utility room is fitted with a washer / dryer with a cupboard and shelf above. The utility room is fitted with a modern suite comprising of a wash hand basin, a low level WC and a towel radiator.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom Three

A generous double bedroom with a dormer window and two Velux windows.

Shower Room

The shower room is fitted with a contemporary white suite including a shower, a wash hand basin, a low level WC and a towel radiator.

Open Plan Area

At the top of the stairs there is an area with a dormer window. There is ample space for a large book case and a comfy chair to sit and read quietly.

Plant Room

The plant room houses the internal heating systems.

Additional Features

2 smoke detectors and 1 carbon monoxide detector, external lighting, CCTV and an emergency call system to Middleton Hall.

Externally

Externally the property benefits from a beautiful extended patio to the rear of the property that enjoys the evening sun. There is a generously sized garage which is accessed from the living room. The garage has an up and over door and a rear door which leads outside. All fixed landscaping around the property is maintained by Middleton Hall.

