

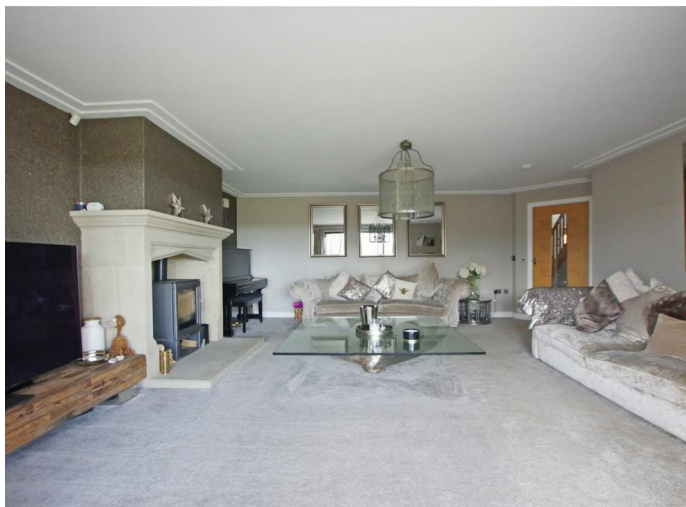


**Branch Road, Greetland, HX4 8QR**  
**£1,149,000**

**E&H** Holmes  
ESTATE AGENTS

Benefiting from far reaching rural views, this six bedroom, luxury detached property offers extensive accommodation for growing family. The modern, stylish living/dining kitchen offers a perfect heart to this home with two additional reception rooms enabling plenty of space for all the family. A unique feature of this home is the indoor swimming pool which is accessed from the house, with bi-fold doors over looking the garden and view making this ideal for use all year round. All bedrooms are excellent size double bedrooms with use of en-suite bathrooms. There is a ground floor office for buyers who work from home and the spacious boot room with fitted storage is ideal for muddy boots after enjoying a walk through the surrounding countryside.

An internal viewing is strongly recommended in order for prospective buyers to fully appreciate the extensive accommodation and idyllic setting this home has to offer.



## Ground Floor:

### Entrance Hall

Understairs cupboard. Underfloor heating. Door to front elevation.

### Bootroom 7'2" x 8'11" (to storage) (2.187 x 2.718 (to storage))

Bespoke storage. Underfloor heating. UPVC double glazed window to front elevation.

### W.C.

Wash hand basin. Low flush W.C. Underfloor heating.

### Study 8'4" x 9'6" (2.548 x 2.910)

Underfloor heating. UPVC double glazed window to front elevation.

### Utility Room 10'10" x 8'8" (3.325 x 2.659)

Wall and base units. Stainless steel sink. Plumbing for washing machine. UPVC double glazed window to side elevation.

### Snug 13'7" x 16'10" (4.164 x 5.149)

Feature fireplace. Bespoke store cupboards. Underfloor heating. UPVC double glazed window to front elevation.

### Lounge 19'1" x 17'11" (5.839 x 5.474)

Multi fuel stove. Underfloor heating. Bi-fold doors leading into Sun Room.

### Kitchen 25'3" x 15'10" (7.697 x 4.831)

Bespoke fitted kitchen with a range of wall and base units. Ceramic Butler sink. Quartz work surfaces. Island. Solid wood breakfast bar. Two Neff eye level electric ovens. Aga Range cooker (included). Extractor fan. Integrated coffee machine. Integrated dishwasher. Imported Italian floor tiles. Underfloor heating. UPVC double glazed window to rear elevation.

### Sun Room 35'3" x 14'5" (10.754 x 4.404)

Lantern roof. Underfloor heating. Bi-fold doors to rear elevation. UPVC double glazed windows to rear and side elevations.

### Play Room 12'11" x 6'5" (3.955 x 1.963)

Underfloor heating. Double glazed door to rear elevation. UPVC double glazed window to side elevation.

## First Floor:

### Landing

Stairs leading from entrance hall. Stairs leading to second floor landing. UPVC double glazed picture window.

### Master Bedroom 18'0" x 17'9" (5.500 x 5.419)

Bespoke fitted wardrobes. Designer radiator. UPVC double glazed patio doors to rear elevation.

### En-Suite

Wash hand basin. Low flush W.C. Free standing bath with mixer taps. Walk-in shower cubicle. Fully tiled. Designer radiator. Extractor fan. UPVC double glazed window to rear elevation.

### Bedroom Two 14'11" to wardrobes x 13'11" (4.572 to wardrobes x 4.242)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

### Bedroom Three 11'2" x 16'10" (3.418 x 5.148)

Fitted wardrobes. Radiator. Two UPVC double glazed windows to front elevation.

### Jack & Jill En-Suite

Wash hand basin. Low flush W.C. Walk-in shower cubicle. Chrome towel radiator. UPVC double glazed window to side elevation.

### Bedroom Four 14'6" x 13'0" (4.442 x 3.965)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

## Second Floor:

### Landing

Stairs from first floor landing. Door leading to sun terrace. UPVC double glazed window to rear elevation.

### Bedroom Five 12'8" x 16'10" (3.872 x 5.149)

Undereaves storage. Radiator. Two Velux.

### Walk-in Wardrobe

Fitted hanging and shelving.

### En-Suite

Wash hand basin. Low flush W.C. Free standing bath. Walk-in shower. Undereaves storage.

### Bedroom Six 20'10" max x 16'10" max (6.361 max x 5.156 max)

Fitted wardrobes. Radiator. Two Velux.

### En-Suite

Wash hand basin. Low flush W.C. Walk-in shower. Chrome towel radiator.

## Lower Ground Floor:

### Pool Room 12'10" x 32'1" (3.932 x 9.804)

UPVC double glazed Bi-fold door to rear elevation. Two UPVC double glazed windows to rear elevation.

Swimming Pool measures - 13.928 x 6.832m (45'8" x 22'4" ft)

## Parking

Electric gated block paved driveway with parking for four - five cars.

## Rear Garden

Raised patio and artificial lawn garden with pergola. Steps leading to lawned paddock.

## Council Tax Band

G

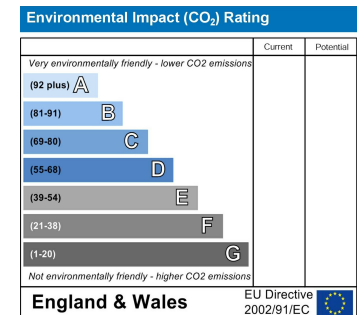
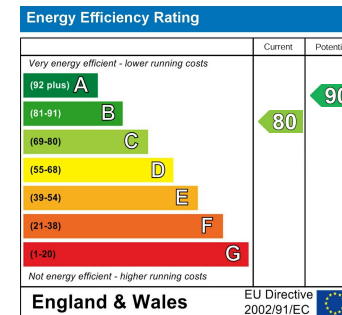
## Location

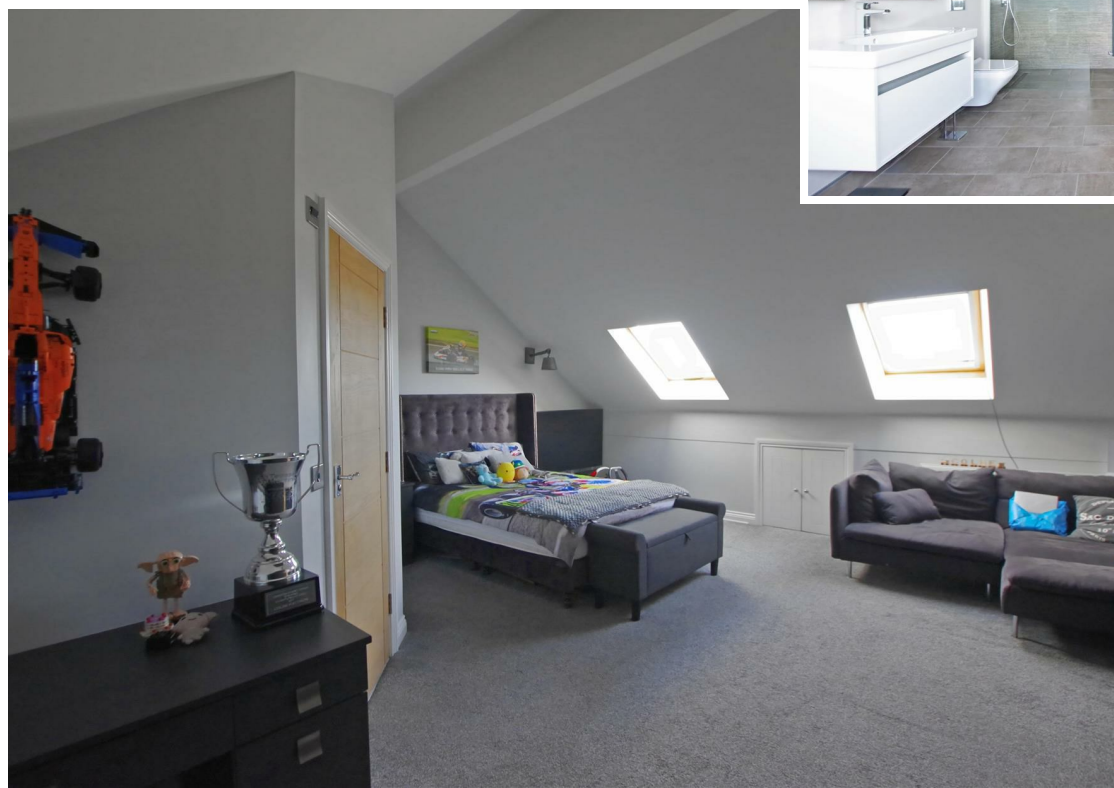
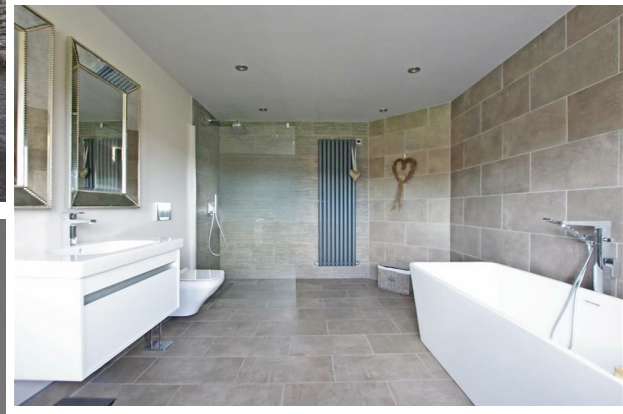
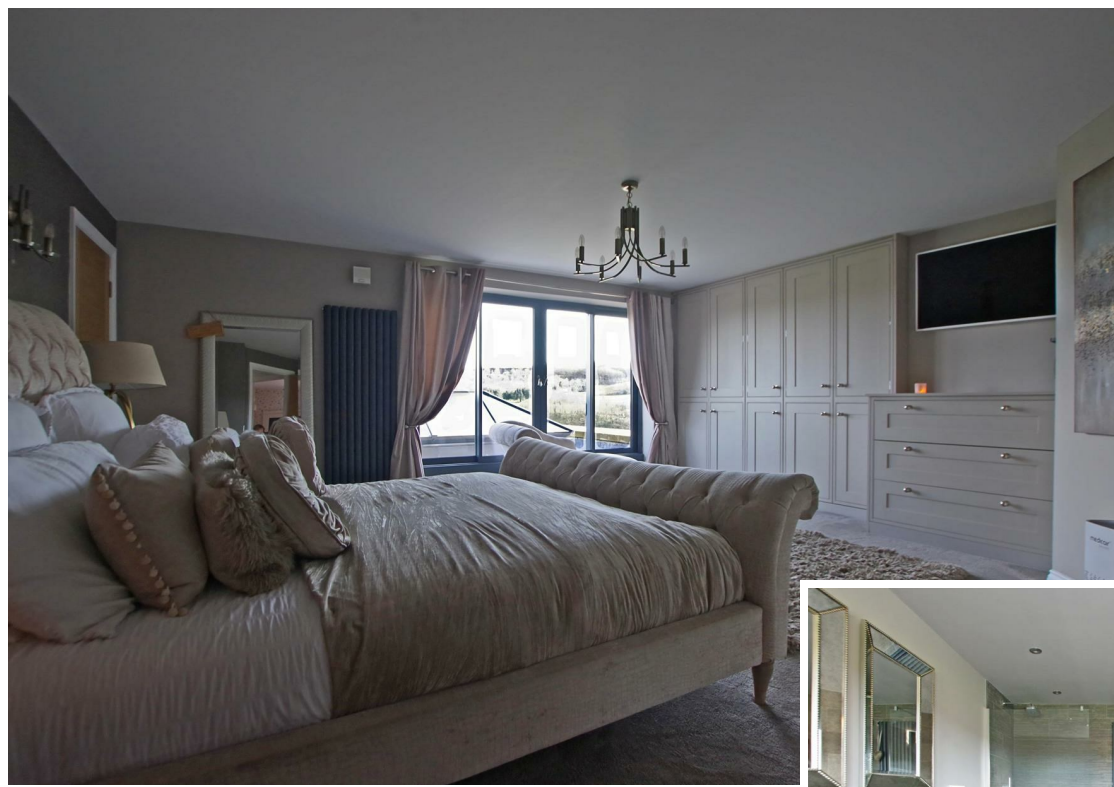
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: fixed.inches.comic

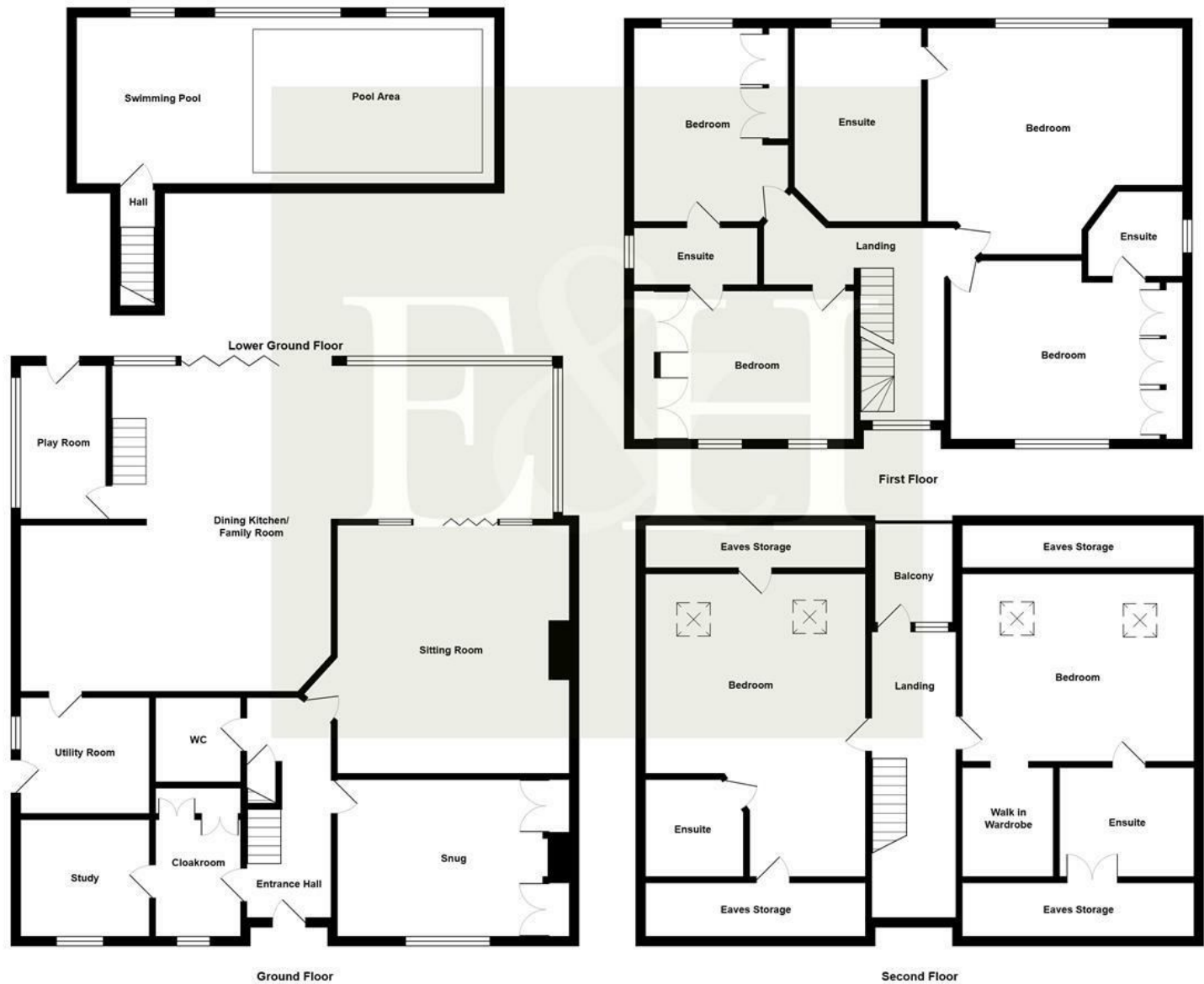
## Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only