



Keith
Ashton

Fryerning Lane,
Ingatstone



8 FRYERNING LANE

Ingatstone, CM4 0DA

GUIDE PRICE £1,350,000 - £1,400,000

Guide Price - £1,300,000 - £1,400,000 Set in the heart of the popular commuter village of Ingatstone, just a stones throw from the charming High Street and within easy access of Ingatstone mainline railway station, is this exceptionally well presented four bedroom detached family home. The property has been extensively improved and extended by the current owners to afford a truly impressive property, affording a stunning open-plan kitchen / dining area to the rear of the property with multiple sets of bi-folding doors opening up the back of the house to the beautiful south facing rear garden. Other standout features include a pair of reception rooms, ground floor WC & separate utility room. While to the first floor, there are four generously proportioned double bedrooms, the largest of which enjoying a walk-in wardrobe leading through to an en-suite shower room, and a contemporary family bathroom. Furthermore, there is a large integral garage in addition to a spacious driveway providing ample off-street parking.

Over 2000 Sq Ft of Living Accommodation

Exceptional Open-Plan Kitchen / Dining Area

Manicured Rear Garden with Decked Seating Area

Two Spacious Reception Rooms

Four Double Bedrooms

Walk-in Wardrobe & En-Suite to Master

Central Ingatstone Location

Beautifully Presented Throughout



Description

The internal accommodation commences with a bright and welcoming entrance hallway, which features a staircase rising to the first floor, a coat cupboard and ground floor cloakroom. The first of the reception rooms is positioned towards the front of the property and draws light from a bay window to the front elevation. The principal sitting room is a well proportioned reception space with a feature fireplace and bi-folding doors opening out to the rear garden.

An opening from the main sitting area leads through into the exceptional, open-plan kitchen / dining area. The kitchen area comprises a range of above and below counter storage units, ample worktop space and breakfast bar, along with various integrated appliances. The room is flooded with an abundance of natural light from a sky light above the kitchen and a pair of dual-aspect bi-folding doors that open out to the decked outdoor seating area. Finally, there is a separate utility room which in turn has side access and a door through to the integral garage.

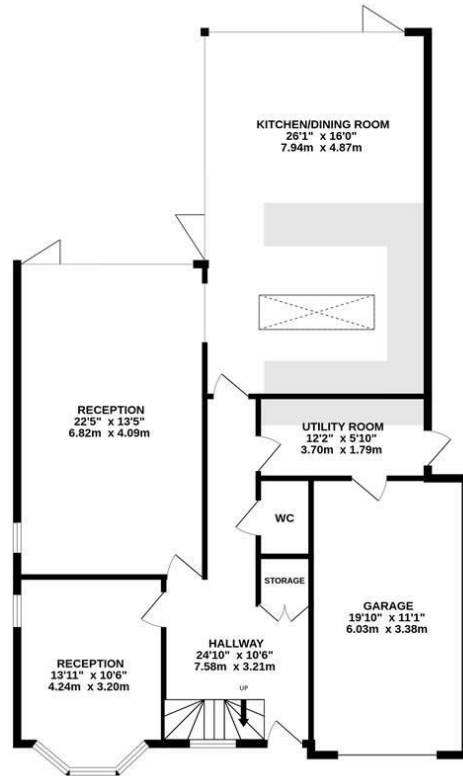
Heading upstairs, a spacious landing provides access to the four double bedrooms. The master room has a Juliette balcony overlooking the rear garden and boasts a stunning walk-in wardrobe that leads through to a the contemporary en-suite shower room. The modern family bathroom, complete with a bath and separate shower, completes the internal layout.

Externally, the south facing rear garden commences with a raised decked area with seating. This then steps down to the remainder of the garden that is laid principally to lawn with well stocked and mature shrub borders, all of which are meticulously maintained. To the front of the property there is an integral garage accessed via an electric roller door and a gravel driveway providing plenty of space for off-street parking.

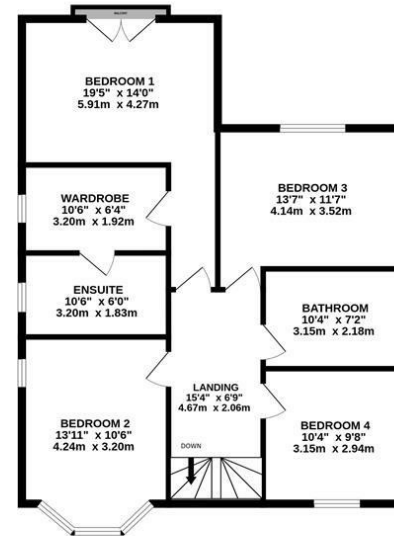




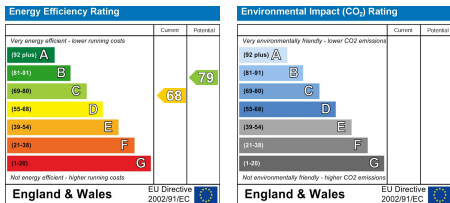
GROUND FLOOR
1345 sq.ft. (125.0 sq.m.) approx.



1ST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 2207 sq.ft. (205.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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SERVICES:
Local Authority: Ingatestone
Council tax band:
Post Code: CM4 0DA

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

