





## KARINYA BLACKMORE ROAD

Hook End Brentwood, CM15 0DS

We are delighted to bring to market this stunning five, double-bedroom detached family home with over 2800 sq.ft of accommodation and offering high specification throughout. The property sits on an elevated plot measuring in the region of 1/4 of an acre with views over open countryside to the front and has a beautiful well-maintained garden of around 142' in length which includes summer house, outbuilding and covered hot tub setting. There is parking for numerous vehicles on a large block paved 'in' and 'out' driveway, in addition to a double width integral garage, and this lovely home further benefits from a luxury kitchen / diner with fabulous 5- meter skylight, fully fitted utility room, living room, study ground floor bathroom, first floor shower room. Viewers will note that this home has been expertly adapted for wheelchair/disability use with a fully accessible gardens, lift access to the first floor and has a master bedroom with wet room and dressing room/bedroom. Offered for sale with NO ON-GOING CHAIN.

- STUNNING 5 BEDROOM FAMILY HOME
- OVERLOOKING FIELDS TO THE FRONT
- OVER 2800 SQ.FT OF ACCOMODATION
- LUXURY KITCHEN / DINING ROOM
- EN-SUITE & DRESSING ROOM TO MASTER BEDROOM
- OUTBUILDING / WORKSHOP
- BEAUTIFULLY MAINTAINED LARGE REAR GARDEN
- INTEGRAL DOUBLE WIDTH GARAGE

Guide Price £1,300,000

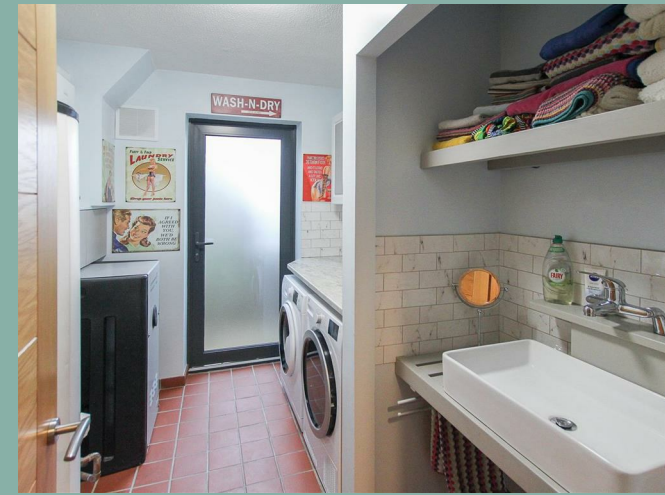


A covered storm porch with feature brickwork to the front gives access into the entrance hall which has a pedestrian door into the back of garage and further doors into a larger hallway and the utility room. There is solid Oak parquet flooring in the hallway. The utility room has a quarry tiled floor and has been fully fitted and includes granite work surface with sink unit and space below for appliances. There are wall cupboards and shelving also, providing excellent storage. A 3 Bar home booster boiler and immersion heater are located in the utility room, and there is an exterior door to the side. The hallway has an Oak staircase with stainless steel handrail and glass inserts rising to the first floor, and there is space under where there is a cupboard housing the water softener.

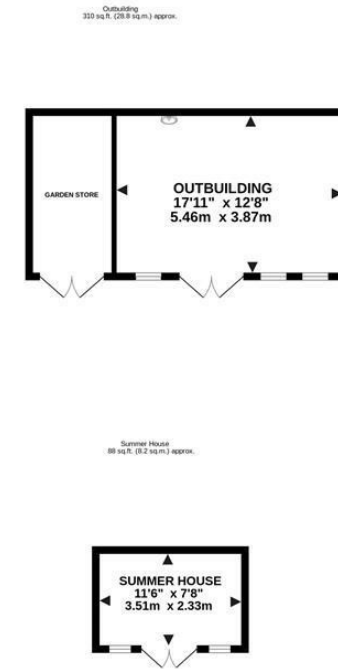
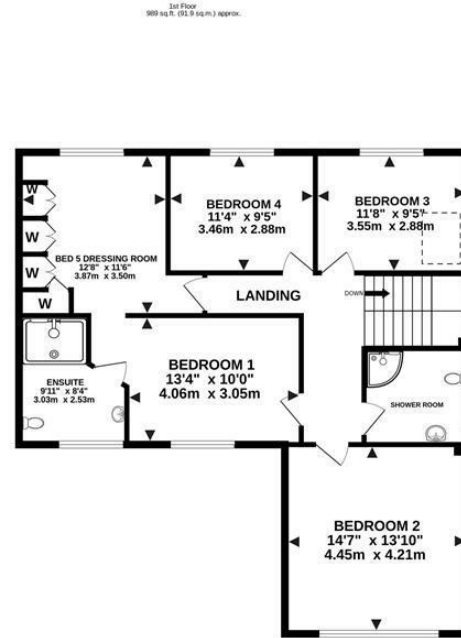
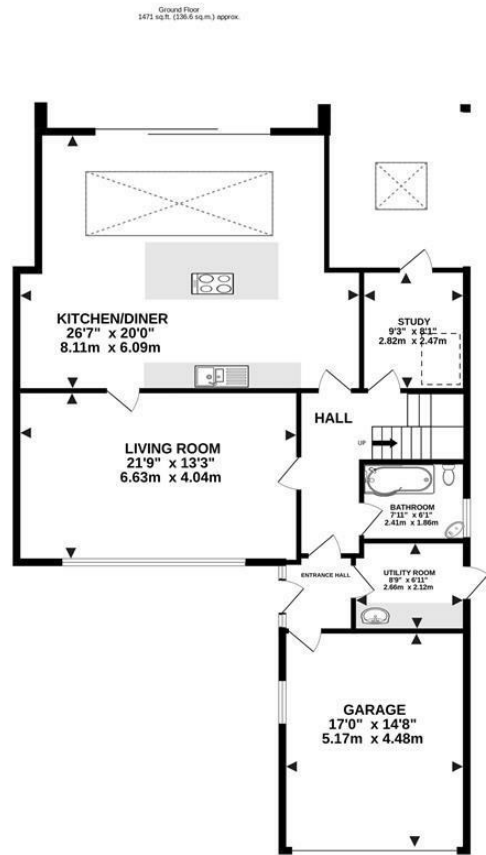
A ground floor bathroom has tiled flooring and part tiled walls in feature ceramics and is fitted with a panelled bath with overhead shower and glass shower screen, corner wash hand basin and close coupled w.c. There is a good-sized study with fitted workstation which has oak work tops and shelving, and solid Oak parquet flooring. There is a lift in the study which gives access to the first-floor level, and there is a door to the rear where there is access to the covered hot tub area. Overlooking the front of the property with wooden shuttered windows is a nicely decorated living room, with feature slate tiled wall which includes an LED fire and recess shelving and lighting. There is also a fitted oak TV unit with shelving and Amtico flooring with underfloor heating which can be controlled independently. To the rear of the property is a wonderful kitchen / diner also with underfloor heating, again with independent controls. The kitchen is fitted in a range of high quality, modern wall and base units and there is a large island unit with built-in wine cooler and Neff induction hob with extractor above. To one end of the island unit is a breakfast bar with seating. Further appliances include Neff oven and microwave, and there is a boiling water tap and a filtered water tap at the sink unit. Sliding doors give access into the rear garden.

Rising to the first floor a spacious landing provides Oak doors to all rooms. All of the bedrooms are of double size and of good proportions. The master bedroom and the second bedroom have views over open countryside to the front elevation, with bedroom two having a large feature window and vaulted ceiling. The master bedroom benefits from an en-suite wet room with underfloor heating to the shower area and there is also a large, separate dressing room which could potentially be used as a further bedroom (5) if required. The dressing room has been fitted with a range of wardrobes and matching drawer units and is accessible from both the master bedroom and off the landing. Bedroom three houses the lift which gives access down to the ground floor. Also on this level is a shower room which corner shower cubicle, wash hand basin set into a modern vanity unit and w.c.

Externally, the property boasts a beautifully, well-maintain rear garden measuring in the region 142' in length, with tidy lawns and flower borders. A large Indian Sandstone patio is located to the immediate rear of the property and includes a covered hot tub area with skylight and lighting. There are composite pathways to all areas of the garden and composite decking areas. The outbuilding/workshop to the rear of the garden has power, lighting, and a sink unit with hot/cold running water. There is also a garden store to one side of the outbuilding and a raised decking area with cantilever parasol over to the other. There is a further summer house midway down the garden with decking area. Excellent parking is provided on a large 'in' and 'out' driveway at the front of the property, in addition to a double width integral garage, and there are double gates and a further single gate giving access into the rear garden. Overall, the plot measures in the region of a 1/4 of an acre.



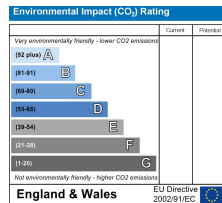
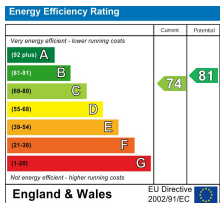




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TOTAL FLOOR AREA : 2858 sq.ft. (265.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: G  
Post Code: CM15 0DS

**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 375757 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

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**OPENING HOURS:**  
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