





## Property Description

A beautiful immaculately presented family home situated in the sought after location of Berkswell Village, with it's Outstanding Primary School, church, The Bear Public House and beautiful countryside walks. With electric security gates large driveway for six cars, good size landscaped garden with established flower beds and detached garage. Briefly comprising of guest cloak room, study, bespoke living/ dining/kitchen, lounge with open fire, four bedrooms, ensuite to master and fabulous large family bathroom. Open views, advanced security system.

## Reception Hallway

Composite front door leading through to impressive hallway with Oak flooring, staircase to first floor, glazed door to the rear, under stairs storage cupboard.

## Study

10' 9" x 10' 5" ( 3.28m x 3.17m )

Double doors leading in, Oak flooring, window to the front,

## Guest Cloakroom

Fitted with a contemporary suite comprising of wall hung WC, wash hand basin fitted into vanity unit, cosmetics mirror with LED lighting, obscure glazed window to the rear.

## Lounge / Dining / Kitchen

25' 8" x 13' 3" Max ( 7.82m x 4.04m Max )

Fitted with a bespoke range of shaker style base and wall mounted units incorporating drawer units, and complementary Granite work surfaces. A range of Bosch appliances to include twin stainless steel electric ovens with combination microwave and grill, fridge freezer, dishwasher, five ring gas hob with illuminated cooker hood above, ceiling down lighters, window to the front, lounge area with bi-fold doors and roof lights to the rear, overlooking and leading to garden. Utility cupboard having space and plumbing for automatic washing machine and tumble dryer.

## Lounge

15' 8" x 12' 10" ( 4.78m x 3.91m )

Dual aspect with open feature fireplace.

## Bedroom One

15' 9" x 12' 9" plus recess ( 4.80m x 3.89m plus recess )

Dual aspect windows front and rear with views over countryside, two built in wardrobes providing hanging and shelving space, door through to:

## Ensuite

Fitted with a white suite comprising of shower cubicle, low level WC, wash hand basin fitted into vanity unit, window to the rear.

## Bedroom Two

11' 3" x 8' 8" ( 3.43m x 2.64m )

Two windows to the front, loft hatch giving access to insulated and boarded loft.

### Bedroom Three

11' 4" x 7' 9" ( 3.45m x 2.36m )

Double wardrobes providing hanging and shelving space, window to the front with views.

### Bedroom Four

12' 5" x 5' 10" ( 3.78m x 1.78m )

Currently used as a dressing room, double built in wardrobes providing hanging and shelving space, further walk-in storage cupboard with hanging rail, window to the rear overlooking garden,

### Family Bathroom

Fitted with a beautiful four piece suite comprising of walk-in double shower with mains shower fitted, wash hand basin fitted into vanity unit, low level WC, bath with mixer tap and shower over, cupboard housing the hot water tank, heated towel rail, obscure glazed window to the rear.

### Outside

Driveway with electric security gates, parking for six cars and external electricity sockets.

### Rear Garden

Landscaped rear garden with large lawn, patio area and mature trees, shrubs and established flower beds, in addition there is a cold water tap and external electricity sockets.

### Detached Garage

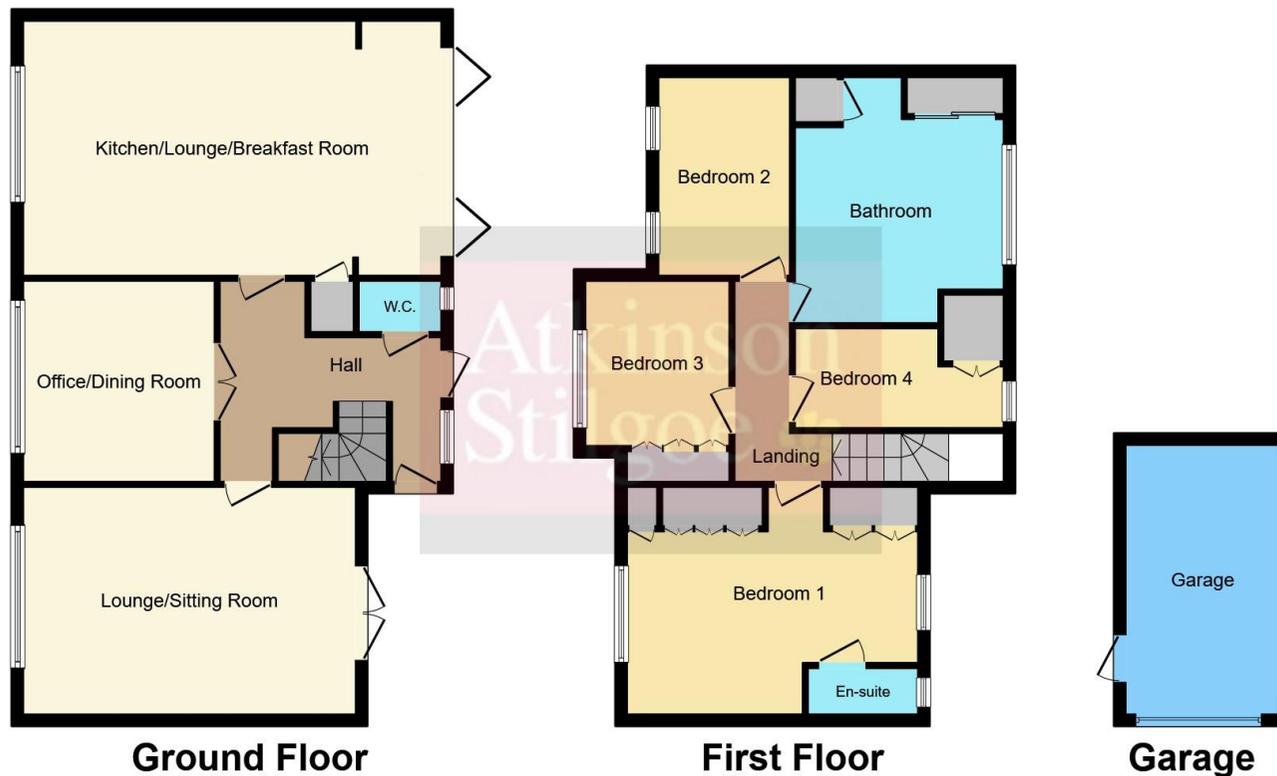
A high spec garage with remote control roller

shutter door, Resin specialist floor, storage into eaves and two windows. light and lots of power sockets.









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**EPC Rating: D**

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Tenure: Freehold



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