







## Property Description

A stunning three bedroom family home in the sought after village of Berkswell, sitting just over a mile from the village centre; and catchment area for Berkswell C of E Primary School. Set in an enviable position with stunning views to the front and rear, this property sits on a large plot with a part-landscaped approach with parking for two cars as well as a fabulous, enclosed garden to the rear. The house itself is surprisingly spacious, having been thoughtfully extended and finished to the highest standard. Viewing this property is an absolute must to appreciate everything that this wonderful home has to offer. Briefly comprising, guest cloakroom, lounge, kitchen/diner with b-fold doors leading to garden, utility, three bedrooms and family bathroom. In addition, there is a driveway providing off road parking and enclosed rear garden.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor.

## Kitchen / Diner

25' 11" Max x 19' 3" Max ( 7.90m Max x 5.87m Max )

Fitted with base and wall mounted units with complementary Granite surfaces, ceramic sink and drainer unit with mixer tap, space for electric Range oven, American style fridge freezer, washing machine and dishwasher, limestone tile floor, stable door to the side. Dining area: Fireplace no fire fitted, larder cupboard, skylight over, bi-fold doors to the rear overlooking garden.

## Utility

8' 2" x 6' 4" ( 2.49m x 1.93m )

Fitted with base units with Granite work surfaces, Belfast sink, cupboards, window to the rear.

## Lounge

12' 4" x 11' ( 3.76m x 3.35m )

Log burner, engineered oak flooring, window to the front.

## Guest Cloakroom

Fitted with low level WC, wash hand basin fitted into vanity unit, obscure glazed window to the side.

## First Floor Landing

Staircase rising from the hallway, window to the side, loft hatch giving access to part boarded roof space.

## Master Bedroom

12' 10" x 10' 11" Max ( 3.91m x 3.33m Max )

Fitted wardrobes providing hanging and shelving space, window to the rear overlooking garden.

## Bedroom Two

12' 5" Max x 10' 11" ( 3.78m Max x 3.33m )

Window to the front.

### Bedroom Three

8' 11" x 8' ( 2.72m x 2.44m )

Window to the rear.

### Family Bathroom

Fitted with a white suite comprising low level WC, wash hand basin fitted into vanity unit, bath with mixer taps and shower over, extractor fan, obscure glazed window to the front.

### Outside

#### Front Of Property

To the front of the property there is a driveway providing off road parking for two cars and part landscaped garden.

#### Rear Of Property

Enclosed north easterly rear garden laid manly to lawn with paved area, wigwam/teepee at the rear of the garden.







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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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