



Atkinson  
Stilgoe 

Kelsey Lane  
Balsall Common



## Property Description

A substantial and elegant five bedroom detached family home situated on Kelsey Lane in the highly sought after village of Balsall Common, offering a rare combination of generous living space and semi rural privacy on an impressive plot close to local amenities and excellent schools. The house provides flexible accommodation across two floors including five bedrooms, a master suite with dressing room and ensuite, family bathroom, four reception rooms ideal for formal and informal living, guest cloakroom and a separate study - designed for comfortable family life and entertaining. Set within a substantial mature plot, the grounds include a large garden and extensive in and out driveway with parking for multiple vehicles; the property benefits from a perfect position that creates a feeling of seclusion and convenience.

## Approach

Brick built entrance porch with two windows leads to front door in turn leading through to entrance hallway.

## Entrance Hallway

Staircase rising to the first floor, under stairs storage cupboard and oak flooring.

## Study

12' 5" x 10' 10" ( 3.78m x 3.30m )

Windows to the front and side, feature fireplace with electric fire fitted.

## Guest Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin, underfloor heating and obscure glazed window to the front.

## Lounge

19' 8" x 11' 10" ( 5.99m x 3.61m )

Having windows to the front and side, feature fireplace with log burner, oak flooring and patio doors to the rear.

## Dining Room

14' 10" x 11' 9" Max ( 4.52m x 3.58m Max )

Window to the side, tiled flooring with underfloor heating and patio doors to the rear overlooking and leading to garden.

## Diner

19' 4" x 9' 10" ( 5.89m x 3.00m )

Large area suitable for breakfast bar, space for American style fridge freezer and tiled flooring.

## Kitchen

13' 3" x 7' ( 4.04m x 2.13m )

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric range master oven with five ring electric hob and cooker hood above, space and plumbing for dishwasher, underfloor heating, window to the side and patio doors leading to patio.

## Snug

9' 4" x 9' 3" ( 2.84m x 2.82m )

Having Velux window to the side, tiled floor with underfloor heating, patio doors leading to garden.

## Utility

9' 3" x 7' ( 2.82m x 2.13m )

Fitted with a range of base and wall mounted units with complementary oak work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, tumble dryer and raised level appliances, wall mounted central heating boiler, under floor heating and door to the rear lobby.

## First Floor Landing

Staircase rising from the hallway having two Velux windows and storage cupboard.

## Master Bedroom

14' 10" x 11' 10" Max ( 4.52m x 3.61m Max )

Dual aspect windows to the front and side and Juliet balcony overlooking rear garden, door through to:

## Dressing Room

15' 3" Max x 9' 11" ( 4.65m Max x 3.02m )

Fitted wardrobes providing hanging and shelving space with fitted dressing unit and Velux window, door through to:

## Ensuite

Fitted with a white suite comprising of low-level WC, wash hand basin with mixer tap, shower cubicle with twin head shower fitted, shave point, extractor fan, two heated towel rails and window to the rear.

## Bedroom Two

13' 11" x 12' 2" Max ( 4.24m x 3.71m Max )

Triple aspect windows to the front rear and side.

## Bedroom Three

11' 7" x 10' 10" ( 3.53m x 3.30m )

Dual aspect windows to the front and side.

## Bedroom Four

13' 4" Max x 10' 2" ( 4.06m Max x 3.10m )

Window to the front, loft hatch giving access to part boarded roof space with ladder.

## Bedroom Five

10' 10" x 6' 11" ( 3.30m x 2.11m )

Window to the front.

## Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin with mixer tap, bath, separate shower cubicle, extractor fan, two heated towel rails and obscure glazed window to the side.

## Outside

To the front of the property, there is a block paved in and out driveway providing off-road parking for several cars, gated side access to rear garden.

## Rear Garden

Large private rear garden laid mainly to lawn with raised patio area, mature trees and borders.

## Shed

8' 10" x 7' 2" ( 2.69m x 2.18m )

UPVC door, light, power and insulated.

## Gym

9' 6" x 8' ( 2.90m x 2.44m )

UPVC double doors fully heated and insulated.





**Ground Floor**



**First Floor**

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