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 **KMJProperty**
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Ink Pen , Craigmore Hall, Crowborough Hill, Crowborough

Fixed Price £925,000

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A new build detached family home finished to a high specification. The accommodation is situated over three floors, with the entrance and open plan living/dining/kitchen area being on the ground floor.

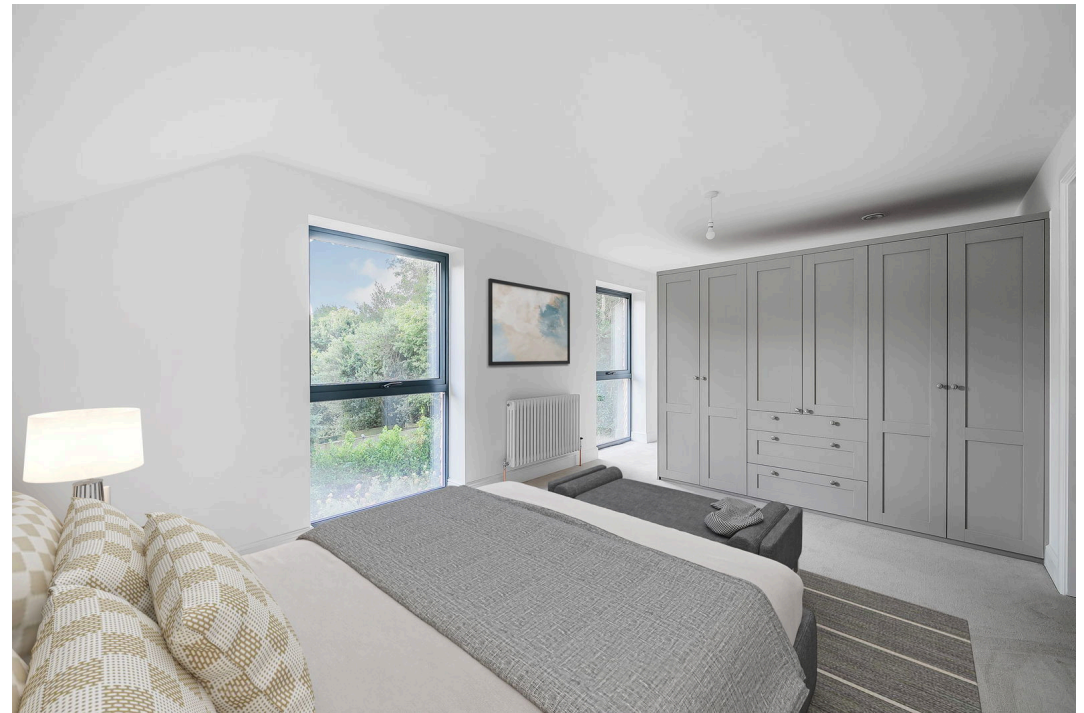
You enter into the entrance hall, which offers a 'boot room' area and downstairs cloakroom. You then proceed to the open plan living space with lounge/dining and kitchen areas. This area benefits from limestone floors with underfloor heating, an integrated kitchen with Bosch appliances and stone worktops, plus an island unit incorporating a breakfast bar. From the dining area there are sliding doors which open out onto the balcony, which overlooks the rear garden. There is a further inner lobby, which leads to the utility room, which also has an external door.

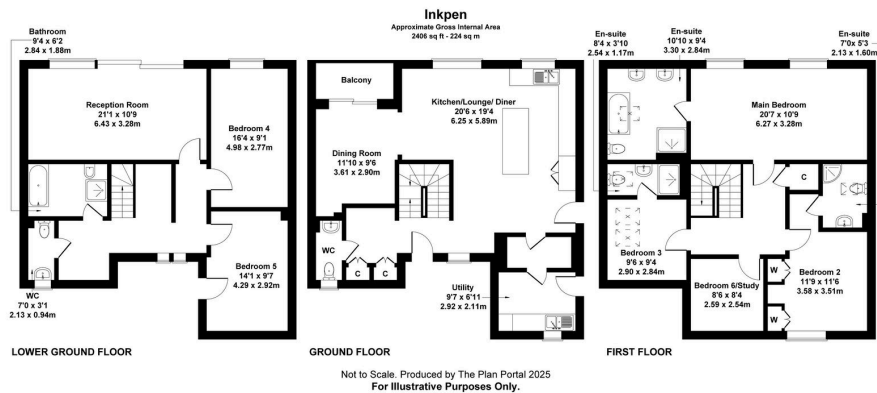
A turned oak staircase leads down to the lower ground floor, where you'll find a further cloakroom, 2 double bedrooms, a bathroom with separate bath and shower cubicle, wash hand basin and W.C. with concealed cistern. There is a large reception room with sliding doors out on the garden, great as a second living room or a games room. Both bedrooms are fitted with built in wardrobes and one of the bedrooms has door leading outside. Back up to the ground floor and a further turned oak staircase leads to the first floor landing, which offers a built in storage cupboard and doors to all bedrooms. The main bedroom offers built in wardrobes, and an en-suite bathroom with separate roll top bath and shower cubicle. Bedroom 2 offers built in wardrobes with a vanity area, plus an en-suite shower room. Bedroom 3 benefits from 2 skylight windows, plus an en-suite shower room. There is also a further bedroom which could be used as a study if required.

The garden offers a patio and lawn area, which wraps round the side of the property. The property comes with off road parking with EV Charging, solar panels with battery storage and MVHR system (mechanical ventilation system). There is also parking for visitors.

The site consists of 8 houses and 8 flats, all in slightly different styles. The relatively flat 0.42 Hectare site is bordered by hedging and deciduous trees on all sides and means that this new development will sit well within its location surrounded as it is by large and semi-detached houses on the tree-lined, avenue style, road. Every effort was made to enhance the proposal with landscaping appropriate to the location and to facilitate ecological diversity.

Crowborough offers a good selection of shopping facilities with





- EPC A
- 3 Ensuites
- EV Charging & Solar Panels
- Balcony & Garden
- 3 Reception Rooms
- 4 Bathrooms
- 6 Bedrooms
- NO CHAIN
- Council Tax Band TBC
- Detached

