





An outstanding spacious five bedroom detached house with 2401sq ft of accommodation in a quiet location with a stunning open plan kitchen/dining area, large separate living room, beautiful galleried staircase and a large private garden. The property benefits from a high quality finish, an air source heat pump with underfloor heating throughout the property.

Tenure: Freehold

Parking: To front on private drive & single garage

Gardens: Rear

Heating: Air source heating

Council tax band: E

EPC rating band: C

Mains Drainage & Water

#### HALLWAY

Kardean flooring, beautiful oak and glass feature staircase.

#### KITCHEN

Kardean flooring, modern base & eye level units, quartz worksurface, induction hob with extractor over, double oven & microwave, integrated fridge/freezer/dishwasher, sink with mixer tap, waste disposal, spot lighting & window to front.

#### UTILITY ROOM

Kardean flooring, base and eye level units, sink with mixer tap, space for washing machine & dryer, door to garden and door to integral garage.

#### DINING ROOM

Kardean flooring, double doors to living room & patio doors to garden.



### LIVING ROOM

Carpet flooring, wall mount for TV, patio doors to garden, windows to side & rear.

### BATHROOM

Tiled floor, automatic lighting, vanity hand basin, floating toilet.

### MASTER BEDROOM

Carpet flooring, fitted wardobes.

### ENSUITE

Tiled flooring, large shower, vanity hand basin, heated towel rail, toilet & window to side

### BEDROOM 2

Carpet flooring, & window to front.

### BEDROOM 3

Carpet flooring, built in cupboard & window to rear

### BEDROOM 4

Carpet flooring, loft access & window to side.

### BEDROOM 5

Carpet flooring, double built in wardrobes & window to front, door leading to:-

### ENSUITE

Tiled flooring, large shower, vanity hand basin, heated towel rail, toilet & window to side

### LANDING

Carpet flooring & velux windows



### BATHROOM

Tiled flooring, bath, sink, toilet & velux windows.

### GARAGE

Large single garage with power, lighting & electric door with ample parking to front.

### GARDEN

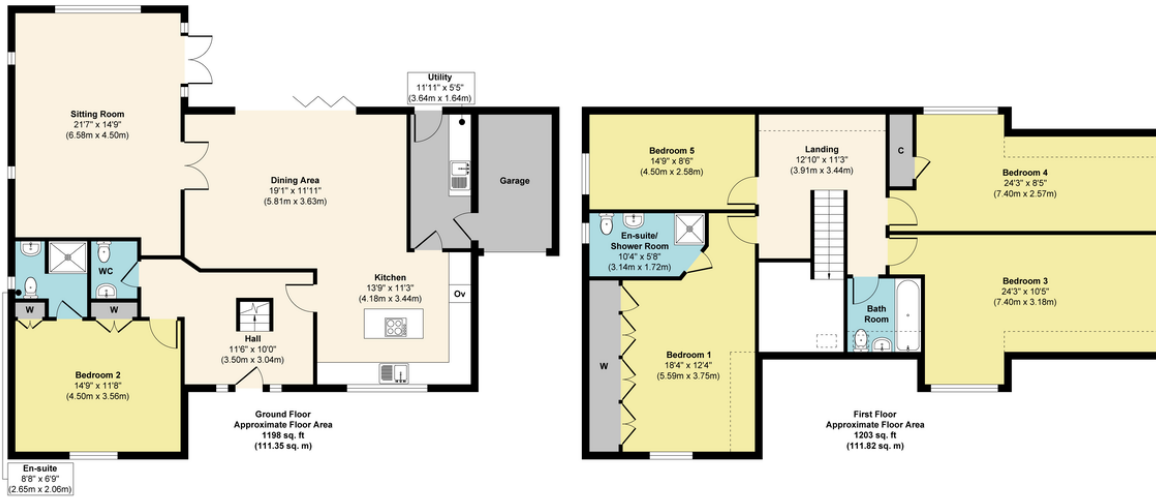
Large garden with patio area, lawn, side access, power & water to far end of the garden.







The Vines, Red Lodge, IP28 8RT



Approx. Gross Internal Floor Area 2401 sq. ft / 223.17 sq. m (Excluding Garage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		