







**£1,150,000**

Located in the sought-after area of Furzton is this five-bedroom detached family home. The ground floor boasts a downstairs cloakroom, study, family room, dining room, lounge with brick surround inset fireplace, kitchen/breakfast room, utility room and conservatory. The first floor provides four double bedrooms and a single, en-suite and dressing area to main bedroom with a Juliet balcony and a family shower room. Externally the property benefits from a rear garden, double garage as well as off-road parking for multiple vehicles and views of Furzton Lake.

# Property Description

## **ENTRANCE PORCH**

Double glazed frosted door, double glazed windows to front and side aspects, tiled floor, door to:

## **ENTRANCE HALL**

Stairs rising to first floor, doors to cloakroom, study, dining room, lounge, and family room, storage cupboard, radiator.

## **CLOAKROOM**

Double glazed frosted window to front aspect. Wash hand basin, radiator, low level WC, splashback tiling.

## **LOUNGE**

Two double glazed windows to front aspect, three double glazed windows to rear aspect. Two radiators, inset gas fireplace with brick surround, door to conservatory.

## **DINING ROOM**

Two double glazed windows to side aspect, double doors to conservatory. Radiator.

## **STUDY**

Double glazed window to front aspect. Radiator.

## **FAMILY ROOM**

Double glazed sliding door to rear. Radiator, door to kitchen/breakfast room.

## **KITCHEN**

Double glazed window to side and rear aspects. Fitted with a range of wall-mounted and base units with square edge work surface and upstand over, integrated fridge freezer, space for American-style fridge freezer, integrated dishwasher, integrated five-ring gas hob with extractor hood over, integrated electric oven, one and a half bowl composite sink unit with mixer tap over, two radiators, door to utility, part tiled walls.

## **UTILITY**

Two double glazed windows to side aspect, stable style door to side. A range of wall-mounted and base units with work surface over, stainless steel sink with mixer tap, space for washing machine and tumble dryer, splashback tiling, tiled floor, door to garage, radiator.

## **CONSERVATORY**

Double glazed conservatory with doors and windows to side and rear, tiled floor.

## **LANDING**

Double glazed window to front aspect. Loft access, doors to bedrooms and shower room, storage cupboard.

## **BEDROOM ONE**

Two double glazed windows to rear aspect, double glazed sliding door to Juliet balcony with metal railing. Built-in wardrobe, radiator, open to dressing room, door to en-suite.

## **EN-SUITE**

Double glazed frosted window to side aspect. Shower cubicle, wash hand basin, low level WC, panelled bath with shower attachment, tiled floor, part tiled walls, radiator, extractor fan.

## **BEDROOM TWO**

Double glazed windows to front and rear aspects. Two radiators, built-in wardrobe.

## **BEDROOM THREE**

Three double glazed windows to side aspect. Built-in wardrobe, dressing area, three radiators.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator.

## **BEDROOM FIVE**

Double glazed window to front aspect. Built-in cupboard, radiator.

## **SHOWER ROOM**

Double glazed frosted window to front aspect. Shower cubicle, tiled walls and floor, low level WC, wash hand basin in vanity unit with mixer tap, heated towel rail, wall and base units.

## **OUTSIDE**

### **GARAGE**

Double garage with up and over doors, power and lighting.

### **FRONT GARDEN**

Laid to lawn with block paved driveway, woodchip and shrub/hedge borders, outside light, outside tap.

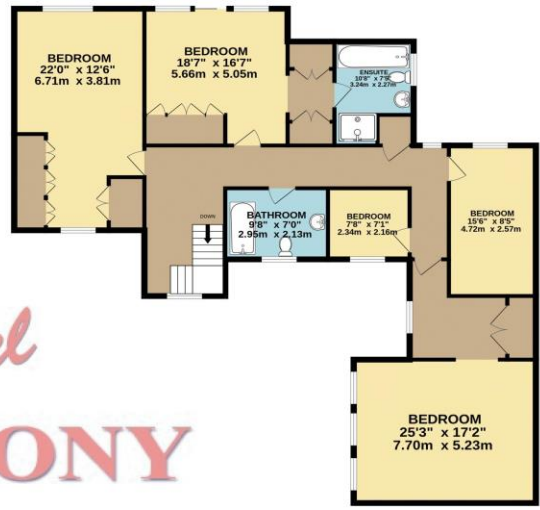
### **REAR GARDEN**

Mainly laid to lawn with patio area, gravel area, shrub/hedge borders, shed to remain, pergola, outside tap, outside lights, side gated access, enclosed by timber fence panelling.

GROUND FLOOR  
2186 sq.ft. (203.1 sq.m.) approx.



1ST FLOOR  
1423 sq.ft. (132.2 sq.m.) approx.



TOTAL FLOOR AREA : 3609 sq.ft. (335.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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