





**Offers Over
£1,000,000**

Located in the sought after area of Furzton is this impressive five-bedroom detached family home. The ground floor comprises a spacious entrance hall leading to four reception rooms including a study, dining room, lounge with inset Inglenook brick surround fireplace and double doors onto the rear garden and a generously sized conservatory. You also have a kitchen with granite work tops, space for a Range cooker, a separate utility room and a downstairs cloakroom. The first floor provides five bedrooms, a four piece family bathroom and three en-suites, one of which is a four-piece in the main bedroom along with a pair of French doors leading onto a balcony with vast views of Furzton Lake. Further benefits include a double garage complete with an electric door and plumbing, off road parking for multiple vehicles.

Property Description

STORM PORCH

Patio to front door, double glazed door to entrance hall, frosted double glazed window to front aspect.

ENTRANCE HALL

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

CLOAKROOM

Frosted double glazed window to front aspect. Low level w.c., ,wash hand basin, radiator, wooden floor.

LOUNGE

Double glazed double doors to rear aspect. Inset Inglenook fireplace with brick surround, radiator, built in storage.

DINING ROOM

Double glazed double doors to conservatory, double doors to entrance hall. Radiator, wooden floor.

CONSERVATORY

Double glazed double doors to rear aspect, double glazed windows to both sides and rear, double glazed double doors to dining room.

STUDY

Double glazed window to front aspect. Radiator, wooden floor.

KITCHEN

Double glazed window to side aspect. Fitted with a range of wall mounted and floor standing units with granite work surface over, part tiled walls, space for Range cooker, integrated dishwasher, extractor hood, one and a half inset stainless steel sink with mixer tap, space for American style fridge/freezer, radiator, storage cupboard, open to conservatory.

UTILITY

Double glazed door to side aspect. Base unit, roll edge work surface, wall mounted boiler, space for washing machine and tumble dryer, stainless steel sink with mixer tap, part tiled wall, tiled floor, radiator.

LANDING

Access to loft space, two storage cupboards, doors to bedrooms and bathroom.

BEDROOM ONE

Two double glazed double doors to balcony with iron railings and tiled floor with views over the lake. Built in wardrobe, door to en-suite, radiator.

EN-SUITE

Frosted double glazed window to side aspect. Wooden panelled bath with mixer tap and shower attachment, shower cubicle, wash hand basin, low level w.c., part tiled walls, extractor fan.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, storage cupboard, door to en-suite.

EN-SUITE

Frosted double glazed window to rear aspect. Fully tiled shower cubicle, wash hand basin, low level w.c., splash back tiling, extractor fan.

BEDROOM FOUR

Double glazed windows to front and side aspects. Radiator.

BEDROOM FIVE

Double glazed window to front aspect. Radiator, double doors to bedroom one.

BATHROOM

Frosted double glazed windows to side aspect. Wash hand basin, low level w.c., wooden panelled bath with mixer tap with shower attachment, alcove, radiator, shower cubicle, part tiled walls.

OUTSIDE

GARAGE & PARKING

Double garage with electric up and over door, plumbing, electrics. Off road parking.

FRONT GARDEN

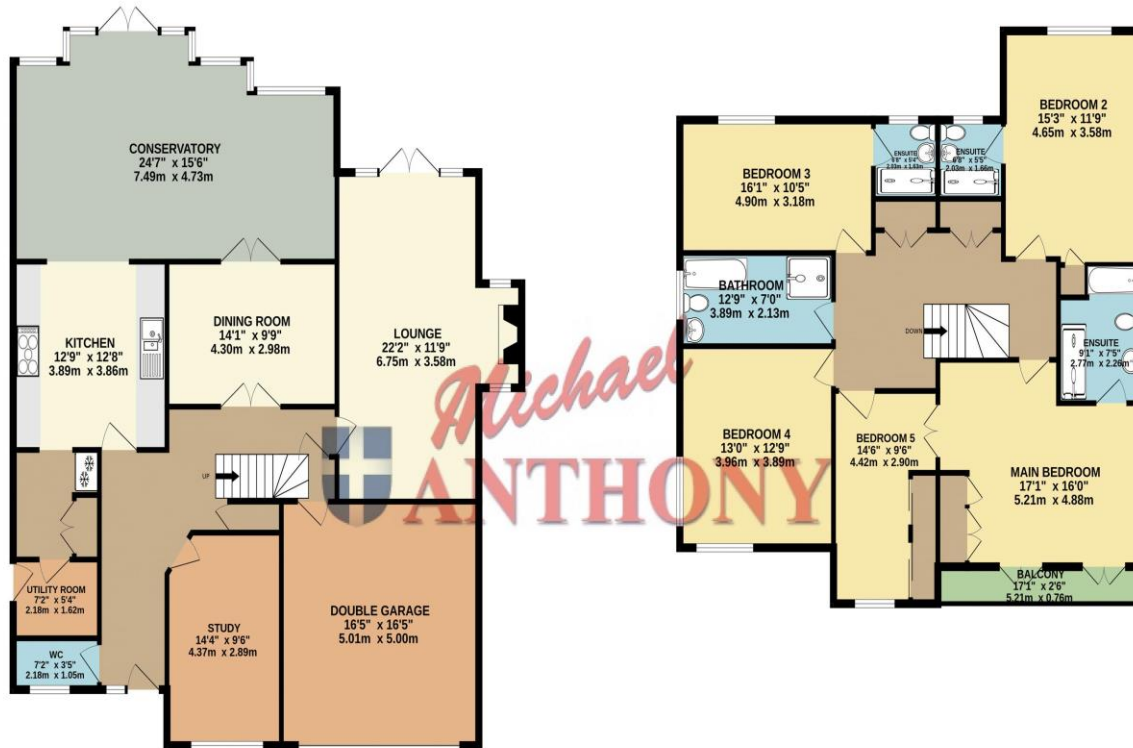
Patio path to front door, laid to lawn, two tier brick retaining wall, wooden gate to block paved driveway, slate borders, bush border.

REAR GARDEN

Enclosed by timber fencing panels, laid to lawn with patio areas, flower/tree/shrub border, outside tap, side gated access, electric socket.

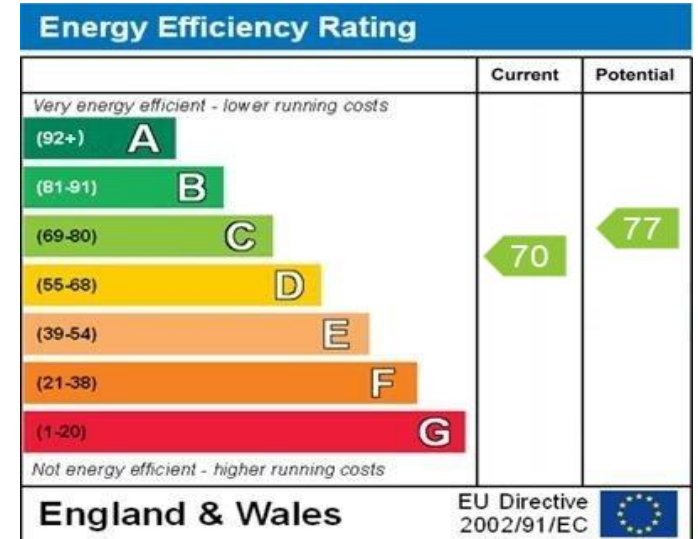
GROUND FLOOR
1668 sq.ft. (155.0 sq.m.) approx.

1ST FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA: 2902 sq.ft. (269.6 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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THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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