

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
15' x 11'11 (4.57m x 3.63m)

Snug
10'7 x 11'11 (3.23m x 3.63m)

Utility
7'2 x 7'1 (2.18m x 2.16m)

Downstairs Cloakroom

Family Living Kitchen
23'4 x 10'4 (7.11m x 3.15m)

Landing

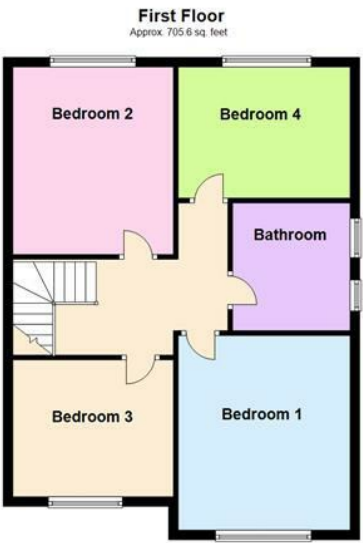
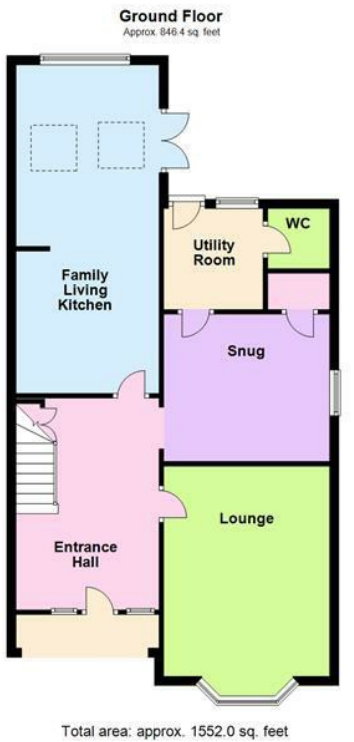
Bedroom One
13' x 12'1 (3.96m x 3.68m)

Bedroom Two
12'9 x 11'1 (3.89m x 3.38m)

Bedroom Three
10'8 x 9'2 (3.25m x 2.79m)

Bedroom Four
8'10 x 11'8 (2.69m x 3.56m)

Bathroom
8'10 x 8'7 (2.69m x 2.62m)

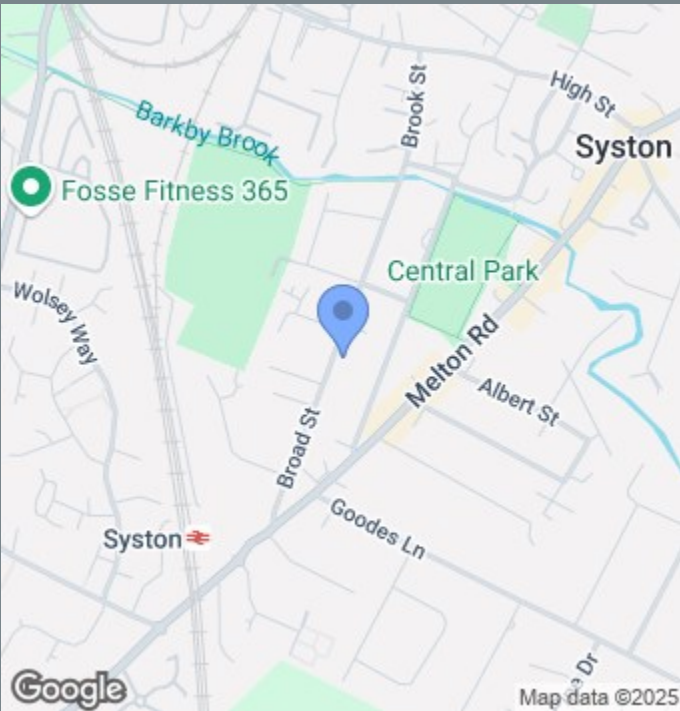


OVERVIEW

- Stunning, Detached Four Bedroom Home On Tree Lined Street
- Lovely Town Location
- Entrance Hall & Snug/Home Office
- Utility & Downstairs Cloakroom
- Lounge with Feature Fireplace
- Family Living Kitchen
- Impressive Family Bathroom
- Beautiful Garden & Garage
- Three Minute Walk To The Train Station
- Council Tax Band - D, EER Rating - D, Freehold

LOCATION LOCATION....

Situated in a convenient residential location having access to a wide range of local amenities such as shops, schools and leisure centres. Ideal for families, Syston has numerous green spaces and Watermead Country Park on its doorstep. Within walking distance of the property there are pubs, bars, restaurants and take-aways to suit all tastes. Syston also offers excellent road and rail links to Nottingham, Leicester, Loughborough and the M1.



THE INSIDE STORY

Welcome to Birch House, an exquisite residence & true gem, nestled on a tree-lined road in the heart of Syston. This stunning home seamlessly blends original character with modern elegance, creating a sophisticated living space. Stepping inside, the entrance hall, with its dog-leg staircase, immediately captures your attention, hinting at the unique features that lie beyond. The lounge is a haven of relaxation, featuring a beautiful feature fireplace that serves as the centerpiece of the room. The large bay window allows natural light to pour in, creating a warm & welcoming atmosphere. Adjacent to the lounge is a versatile space than can be utilized as a snug for quiet evenings or a home office for those who work from home, providing a peaceful retreat from the hustle and bustle of daily life. The heart of the home is the family living kitchen, a space designed for both functionality & comfort. The classic double Belfast sink, wooden worktops & shaker-style units exude a timeless charm, while the breakfast bar & space for a dining table make it perfect for family gatherings & entertaining. French doors open onto the garden, extending the living space & allowing seamless indoor-outdoor living. Skylights above ensure that the kitchen is always a bright & airy environment. Upstairs, the landing leads to four generously sized bedrooms, each offering a tranquil retreat from the world. The bathroom is a luxurious escape, featuring a four-piece suite that includes a freestanding claw-foot roll-top bath, perfect for unwinding after a long day. The front garden provides a welcoming approach, while the rear garden is a true oasis. The patio area is ideal for al fresco dining, while the lush lawn offers a space for children to play or for adults to relax & enjoy the sunshine. The secret garden, with its raised decked area, is a hidden gem, providing a private sanctuary where one can enjoy the beauty of nature in peace & tranquility.

