

Darien House Main Street, Frolesworth, LE17 5EG



£750,000

Darien House is a substantial six bedroom residence set in a tucked away position in the sought after Leicestershire village of Frolesworth offering the very best of family living accommodation set over three floors. This home is presented to a very high standard throughout and has the benefit of having a courtyard, a private garden and an additional orchard all with far reaching rural views. On the ground floor there is an entrance hall, cloakroom, lounge with a multi-fuel burning stove, reception room and a living kitchen & utility room. On the first floor you will find the master bedroom and bedroom two both having dressing rooms and en-suite bathrooms, there are two further double bedrooms and a family bathroom. On the second floor there are two double bedrooms whilst outside there is ample off road parking and a double garage.

Service without compromise

Entrance Hall

Enter via an oak front door into this warm and welcoming hall where the stairs lead to the first floor which has under stairs storage and oak internal doors leading to all the ground floor accommodation.

Cloakroom 6'10" x 3'7" (2.08m x 1.09m)

Located directly off the hallway is the cloakroom which is fitted with a low flush WC, hand wash basin. There is an obscure glazed window, heated towel rail and ceramic floor tiles.

Study/ Hobby Room 12'3" x 9'4" (3.73m x 2.84m)



This flexible reception room is currently being used as a hobby room and has a window to the front aspect.

Lounge 17'7" x 13'3" (5.36m x 4.04m)



This lovely lounge with a window to the front and a set of French doors which makes the most of the rural views. The inglenook fireplace with a decorative oak beam houses a multi-fuel burning stove.

Living Kitchen 28'5" x 14'8" (8.66m x 4.47m)



This modern living kitchen is fitted with a wide range of graphite grey and white German design Leicht cabinets with complimenting corian work surfaces and high quality Meile integrated appliances. There is a bowl and half under mounted sink with a Quooker boiling tap, two ovens (an electric fan assisted oven and a combination microwave) a warming drawer, the induction hob is wirelessly linked to the extractor hood, fridge & freezer, dishwasher and an integrated bin. There is a set of bi-folding doors which open onto the patio and a newly installed aluminium picture window which enjoys far reaching rural views stretching as far as Bradgate Park. There is underfloor heating and an air-conditioning unit.

Picture Two



Picture Three



Utility Room 12'2" x 8'1" (3.71m x 2.46m)

The utility room is fitted with German designed Leicht cabinets with granite surfaces which offers a generous amount of storage. There is an integrated fridge freezer, space for a washing machine, tumble dryer and space for an American fridge freezer. The gas central heating boiler is neatly fitted into a cabinet and a composite stable style door gives access to the double garage.

First Floor Landing



To the first floor you will find a generous landing with a window providing rural views, an airing cupboard and oak internal doors to all the first floor accommodation.

Master Bedroom & Dressing Area 16'3" x 16'7" (4.95m x 5.05m)



This king-sized bedroom has a window to the front aspect and two generous storage cupboards under the eaves. Steps lead up to the dressing area which is fitted with a range of bespoke fitted wardrobes to both walls. (9'3" x 4'8")

En- Suite 8'5" x 5'9" (2.57m x 1.75m)



Fitted with a low flush WC, wash hand basin, bath and separate shower cubicle with bi-fold doors. There is a heated towel rail & mirror, an obscure glazed window, ceramic wall and floor tiles.

Bedroom Two & Dressing Area 14'8" x 12' (4.47m x 3.66m)



A double bedroom with a window to the rear enjoying rural views. There is a generous dressing area that could be used as an office or could be a perfect space for teenagers. (11'5" x 7'9")

En- suite 8'5" x 5'9" (2.57m x 1.75m)



Fitted with a low flush WC, wash hand basin, shower cubicle with bi-fold doors. there is a heated towel rail & mirror, Velux window ,ceramic wall and floor tiles.

Bedroom Three 13'3" x 10'1" (4.04m x 3.07m)



A double bedroom with a window to the front aspect and built-in wardrobes.

Bedroom Four 20'2" x 8'7" (6.15m x 2.62m)



A double bedroom with dual aspect windows to the front, currently being used as a work from home office.

Bathroom 9'4" x 7'4" (2.84m x 2.24m)



Fitted with a low flush WC, wash hand basin, bath, separate shower cubicle with bi-fold doors. there is a heated towel rail & mirror, an obscure glazed window ,ceramic wall and floor tiles.

Bedroom Five 13' x 3" x 16'7" (3.96m x 0.91m x 5.05m)



A double bedroom with a window to the front aspect.

Bedroom Six 13'5" x 13'3" (4.09m x 4.04m)

A double bedroom with a window to the front aspect, currently being used as a music room.

Double Garage 21'3" x 16'10" (6.48m x 5.13m)

A generous double garage with two electric sectional roller doors, light and power connected. There is a personal door opening into the rear courtyard and a composite stable style door gives access to the utility room.

Courtyard



This lovely courtyard has attractive composite boarding to the rear of the property, a sizeable garden shed, an outside tap and space for a log store.

Orchard



This additional land is accessed via a five bar gate from the main garden and has a variety of fruit trees including four apple, two cherry and a plum. The current owners keep chickens.



Garden

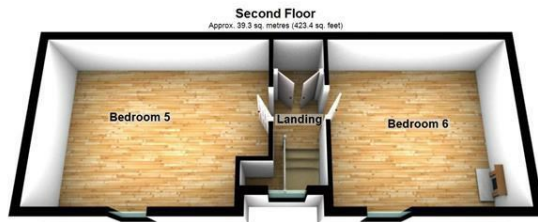


The delightful garden is mainly laid to lawn with a paved patio area and space for a greenhouse. Gated side access leads to the courtyard and a five bar gate opens into the orchard.

Outside & Parking

The property is situated on a private development and has a shared driveway which serves the properties on Salisbury Court. There is ample parking for at least three vehicles on the drive and the double garage provides additional parking and storage.

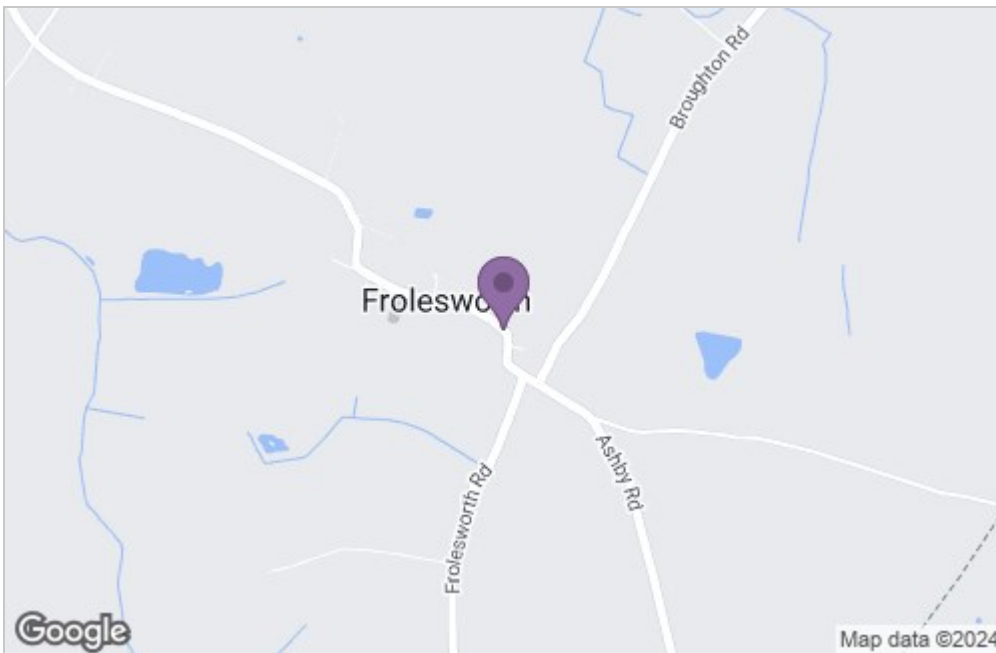
Floor Plan



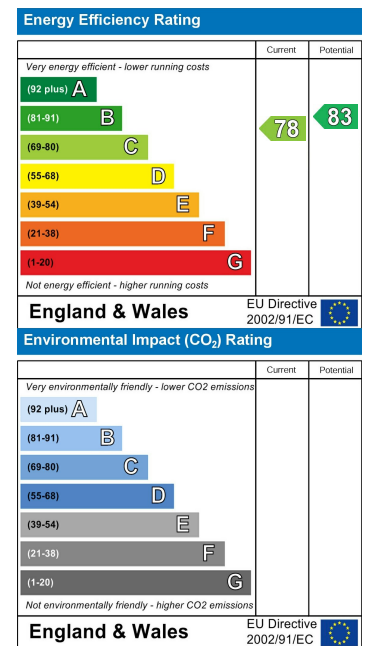
Total area: approx. 306.0 sq. metres (3293.3 sq. feet)

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Area Map



Energy Efficiency Graph



Service without compromise