

## 31 Gilden Drive, Gilmorton, LE17 5FW



**£645,000**

Situated on Gilden Drive in Gilmorton, this exquisite four-bedroom detached house is a true gem waiting to be discovered. Crafted by Shieling Homes to their renowned Aspen design, this property boasts a level of elegance that is simply unparalleled. Upon entering, you are greeted by an inviting entrance hall leading to a cloakroom, a versatile family room ideal for working from home, a cosy lounge featuring a charming log burning stove, and a spacious dining kitchen complete with a stylish island and a convenient utility area. The first floor is a haven of comfort and luxury, with the principal bedroom and guest bedroom both benefiting from Sharps fitted wardrobes and en-suites. Additionally, there are two more generously sized double bedrooms and a family bathroom, ensuring ample space for the whole family. Noteworthy features of this stunning home include underfloor heating on the ground floor, providing warmth and comfort throughout, and shutters adorning all windows, adding a touch of sophistication to the interiors. Step outside into the beautifully landscaped Mediterranean garden, a tranquil oasis perfect for relaxing or entertaining guests. With a garage and off-road parking, convenience is at the forefront of this property. In conclusion, this meticulously maintained property on Gilden Drive offers a harmonious blend of modern luxury and practicality, making it a dream home for those seeking a sophisticated and comfortable lifestyle.

*Service without compromise*



## Entrance Hall 11' x 8' (3.35m x 2.44m )

Enter via a composite front door into this spacious hall where you will find Amtico tiled underfloor heating and the staircase rises to the first floor accommodation. There is a useful storage cupboard housing the hot water cylinder that provides additional storage space.

## Cloakroom 5' x 4' (1.52m x 1.22m )

Fitted with a low level WC and a hand wash basin set onto a vanity unit. Ceramic wall and floor tiles with underfloor heating. Opaque window to the front aspect fitted with attractive shutters .

## Office/Family Room 10' x 9' (3.05m x 2.74m )

This flexible room can be used as a work from home office, family room or hobby room, with a window to the front aspect fitted with attractive shutters and underfloor heating.

## Lounge 17' x 14' (5.18m x 4.27m)

The stylish lounge has a log burning stove and underfloor heating. Window to the front aspect fitted with attractive shutters and a set aluminum bi-folding doors that open into the garden.

## Lounge Photo Two

## Dining Kitchen 22' x 12' (6.71m x 3.66m )

Fitted with a wide range of modern cabinets with quartz surfaces. Bowl and half undermounted sink with mixer taps. Bosch eye-level double ovens. Induction hob with extractor canopy. Integrated dishwasher and fridge-freezer. Central island with quartz surface which provides additional storage. There is ample space for a dining table. Dual aspect windows are fitted with attractive shutters and a set of aluminum bi-folding doors open into the garden. Amtico tiled underfloor heating.

## Dining kitchen Photo Two

## Utility 12' x 6' (3.66m x 1.83m )

Fitted with modern cabinets with quartz surfaces. Stainless steel undermounted sink unit with mixer taps. Space for a washing machine and tumble dryer. The gas central heating boiler is wall mounted. Amtico tiled underfloor heating. Window to the side aspect is fitted with attractive shutters and a glazed composite door gives access to the outside.

## Landing

The galleried landing has a large picture window to the rear aspect and the loft space is accessed via a pull down ladder. Oak internal doors to the bedroom's and the bathroom.

## Principal Bedroom 17' x 12' (5.18m x 3.66m )

A double bedroom with a wide range of Sharps fitted wardrobes, dressing table and bedside cabinets. Window to the front and dual aspect windows overlooking the garden all being fitted with attractive shutters. Radiator.

## Principal Bedroom Photo Two

## En-suite 7' x 6' (2.13m x 1.83m )

Fitted with a low level WC, hand wash basin set onto a bespoke drawer unit, walk-in shower with glass screen, chrome heated towel rail, ceramic wall and floor tiles. Opaque window fitted with attractive shutters.

## Bedroom Two

A double bedroom with a range of Sharps fitted wardrobes, drawer unit and bedside cabinets. Dual aspect windows are fitted with attractive shutters.

## Bedroom Two Photo Two

## En-suite 6' x 5' (1.83m x 1.52m )

Fitted with a low level WC, hand wash basin set onto a vanity unit, walk-in shower with glass screen, chrome heated towel rail, ceramic wall and floor tiles. Opaque window is fitted with attractive shutters.

## Bedroom Three 11' x 10' (3.35m x 3.05m)

A double bedroom with a window to the front aspect fitted with attractive shutters.

## Bedroom Four 12' x 7' (3.66m x 2.13m)

A double bedroom with a window to the front aspect fitted with attractive shutters.

## Bathroom 8' x 6' (2.44m x 1.83m )

Fitted with a low level WC, hand wash basin set into a bespoke vanity unit, separate shower, chrome heated towel rail. Ceramic wall and floor tiles. Opaque glazed window to the front aspect fitted with attractive shutters.

## Bathroom Photo Two



## Garden

The beautiful landscaped garden is planted with many shrubs, three fern trees and a palm tree giving it a feel of being in the Mediterranean. There is has an extensive porcelain paved patio with a path leading around the edge of the property and leading to a composite decking area which is the perfect spot to enjoy alfresco dining in the summer months. There are two feature raised planted beds and two Astroturf lawn areas. Gated side access to both sides of the property.

## Garden Photo Two

## Garden Photo Three

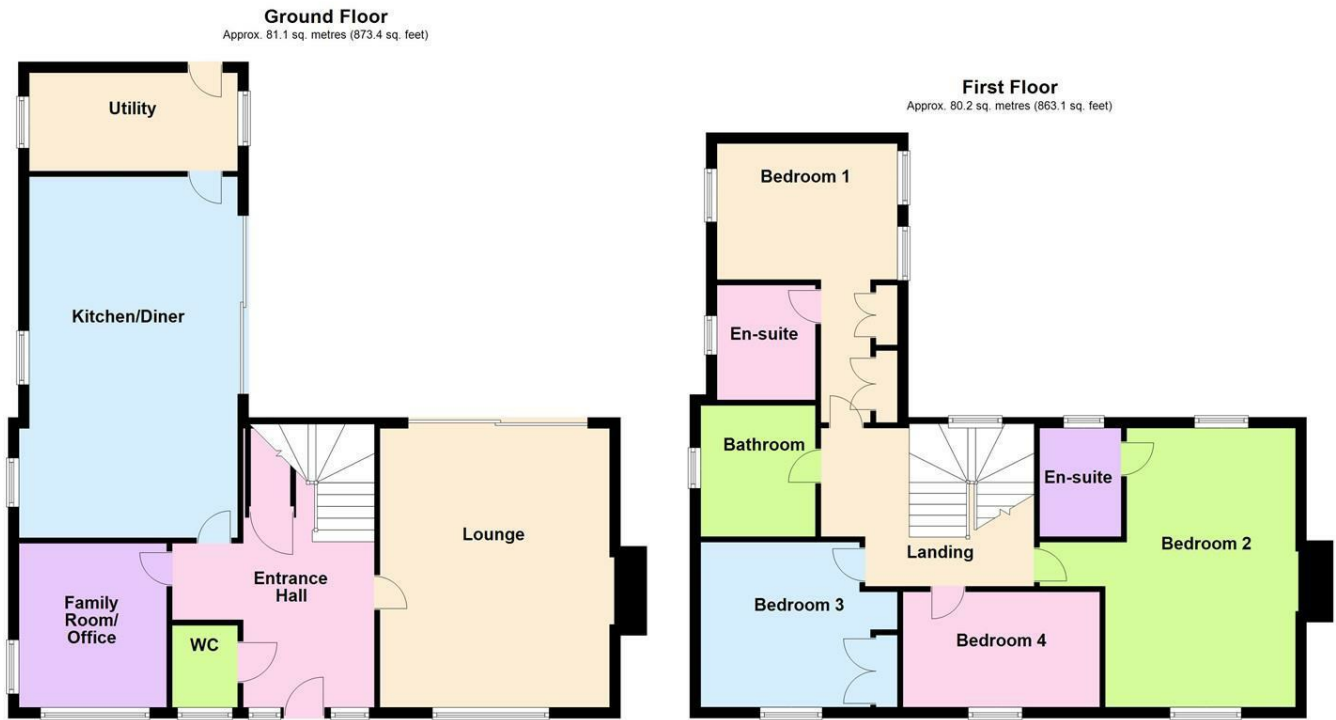
## Rear Elevation Photo

## Garage & Parking 17' x 10' (5.18m x 3.05m)

To the front of the property you will find attractive wrought iron railings, the driveway provides off road parking and the single garage has an electric roller door, power and light is connected.

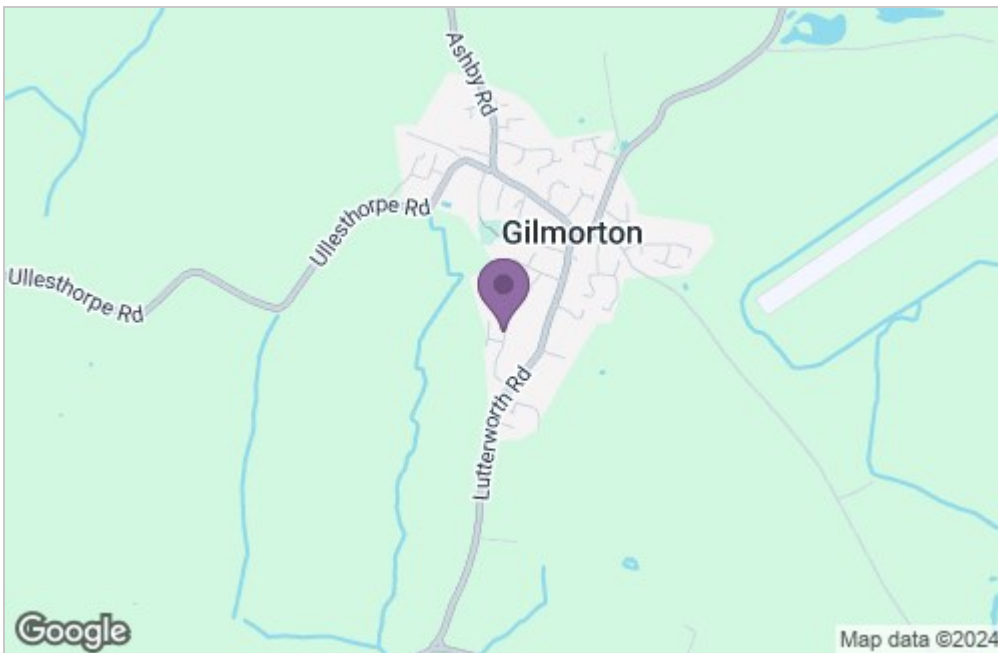


## Floor Plan

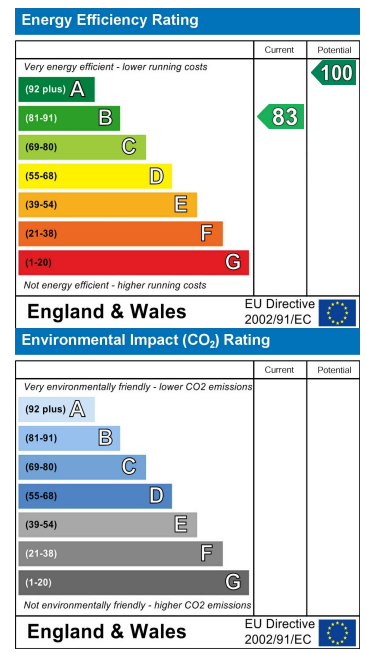


Total area: approx. 161.3 sq. metres (1736.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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