



Extended and significantly improved, with little expense spared

Stunning open-plan kitchen/diner/family space

Four bedrooms, formerly five, three with impressive ensuites

Fabulous 'Master' suite of bedroom, ensuite, walk-in-robos and dressing room

Lovely gardens, complete with hot-tub, perfect for entertaining

£480,000



Multi-Award Wining



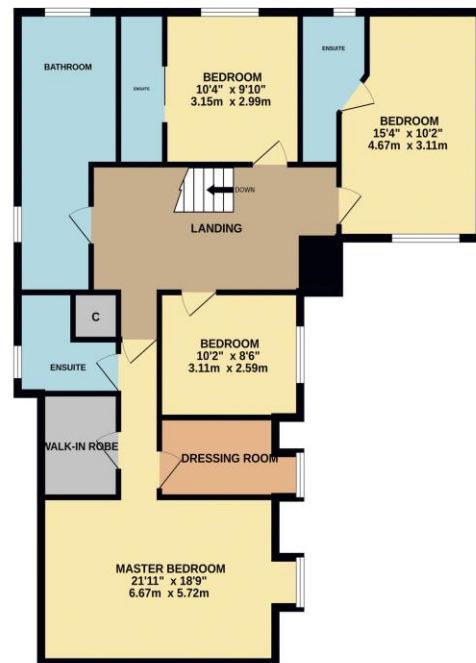
Something special. Built to the impressive 'Blenheim' design by Charles Church, but professionally extended, and very much upgraded with 'little expense spared' - internal inspection is necessary to fully appreciate the quality that this outstanding property delivers. The stunning open-plan kitchen/dining/family space is an area that needs special mention, boasting a range of quality units, and solid-wood surfaces that contrast with the fabulous island. With integrated appliances and more in the coordinated utility next door. The exceptionally large bi-fold doors span almost the full width, opening into the lovely garden. The owners have also commissioned the conversion of the double garage to a fantastic Bar/Games room complete with cabinets, drinks fridge, and pool table. The first floor has seen many enhancements too, most notably with the stylish bathrooms, the main family being enlarged to create a really impressive space, with feature 'jacuzzi' bath, whilst a further ensuite has been afforded to bedroom three, which means three of the bedrooms enjoy ensuite facilities.

You arrive into a lobby with ceramic floor and under-floor heating, a feature that runs throughout the ground floor, expect the lounge. Greeted by the replaced 'Glass & Oak' staircase. The ground floor also brings the lounge, professionally fitted out study, the stunning kitchen space, utility, refitted cloakroom/WC, and games room. The first floor comprises four bedrooms (formerly five), three with stylish refitted ensuites, bedroom two with fitted robes and bedroom four with a range of office furniture. The 'Master' suite delivers a large double bedroom, complete with designer bed frame, walk-in-robe, fitted dressing room and ensuite. Other features worthy of note are the fully replaced radiators, built-in ceiling speaker system, CCTV and visual security alarm. Sitting perfectly within the cul-de-sac, off Lullingstone Crescent, with a block-paved drive allowing ample parking, along side the front garden, complimented by the rear garden which enjoys sunny, westerly aspect, with artificial lawn, large deck, patios and timber entertainment canopy with power and hot-tub, adjoined by a bespoke timber storage shed. Further outside space sits behind the Games Room, which currently houses a large, aluminum shed. Ingleby Homes recommended.

GROUND FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR
1053 sq.ft. (97.9 sq.m.) approx.

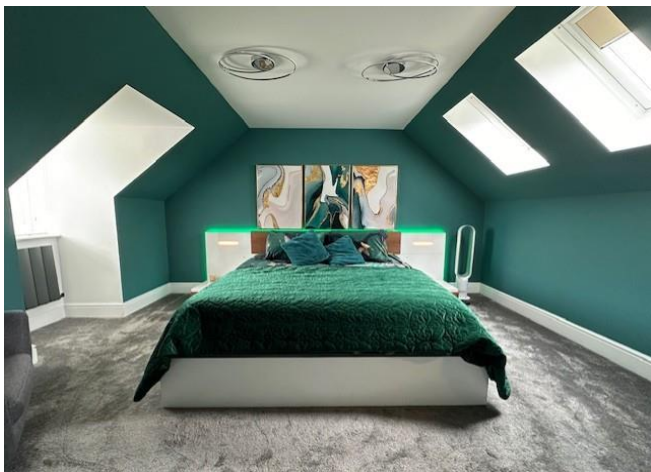


TOTAL FLOOR AREA: 2311 sq.ft. (214.7 sq.m.) approx.

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 Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: F

EPC Rating: C

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SALES & LETTINGS

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