



37 Monarchs Road

This spacious family home in the village of Sutterton is still a relatively new house, and yet has been totally refurbished throughout within the last two years by the current owners.

It enjoys a lovely position on Monarch's Road, with a generous green area to the side, giving a great feeling of openness, light and space compared to similar properties within the area.

The extensive improvements to this three storey, five bedroom property include a complete moisture resistant resin based render to the whole of the outside of the property which remains under guarantee for a further 14 years, new fencing and landscaping of the garden. Internally, a new modern engineered wood-grain flooring runs through the majority of the property, two en-suites, the cloakroom and the bathroom have been refurbished, and the dining room and kitchen have been opened up to create a beautiful large dining kitchen. Energy saving LED lighting managed by a remote smart system in every room and a NEST smart heating control system both of which can be operated from a mobile phone.

With accommodation over three floors, the five double bedrooms are served by an en-suite, a Jack'n' Jill style bathroom and a large family bathroom, that all enjoy superb new modern shower enclosures with multi-directional jets.

This lovely property has a generous plot that extends to the front, side and rear, with areas of lawn and patio, as well as a small vegetable garden. A long private driveway to the rear of the property leads to a detached double garage and provides ample off road parking for many vehicles.



Entrance – A part glazed door opens through to the **Entrance Hallway** – Having staircase leading to the first floor accommodation with under stairs storage cupboard beneath, radiator and a modern grey wood-grain flooring which runs throughout the property.

Lounge 6.83 m x 3.53 m (22'4 x 11'6) – Has a uPVC window to the front aspect and uPVC door and windows to the rear aspect. There are two radiators, an exposed brick fireplace with oak beam over housing a wood burner and two central ceiling light points.

Kitchen-Diner 6.82 m x 4.02 m (22'4 x 13'2) narrowing to 2.96 m (9'8) in the Dining area – A totally modernised kitchen with flooring and appliances fitted only last year. The kitchen was formally two rooms knocked into one by the current owners. There are uPVC windows to the front and rear aspect and an extensive range of work surfaces with attractive drawer and cupboard units at both base and eye level. Integrated appliances include an induction hob with extractor canopy over and a Neff double fan oven. An inset ceramic sink unit has a mixer tap over and 'metro style' splashback wall tiling where appropriate. There is a co-ordinating breakfast bar with space for seating beneath and glass fronted display cupboards. There is space for both an under-counter refrigerator and dishwasher with the appliances being less than 12 months old and open to negotiation.



Utility Room 1.78 m x 1.4 m (5'10 x 4'7) – Has a part glazed door opening out onto the rear garden and patio and work-surface with an inset ceramic sink unit and mixer tap over. There is space and plumbing beneath for an automatic washing machine and a wall mounted oil fired central heating boiler. A door leads through to a **cloakroom** housing low level WC, pedestal wash handbasin, radiator and extractor fan.

The first floor landing has a window to the front aspect, an airing cupboard housing the hot water tank and shelving and a radiator. Doors arranged off to:

Bedroom One 6.83 m x 3.53 m (22'4 x 11'6) – Having a uPVC window to the front aspect with fitted blind, two radiators and built-in wardrobes with hanging rails. **En-suite shower room** comprises a refurbished suite to include a pedestal wash handbasin, low level WC and a double walk-in shower enclosure with a fitted shower unit having multi directional jets and rain shower. There is a radiator, uPVC window to the rear aspect and an extractor fan.

Bedroom Two 6.86 m x 3.53 m (22'6 x 11'6) - Has a uPVC window to the front aspect with fitted blinds and a radiator.

Bedroom Three 6.86 m x 3.0 m (22'6 x 9'10) – Has a uPVC window to the rear aspect with fitted blinds, radiator and a double fitted wardrobe with hanging rails.

Family Bathroom 2.84 m x 2.72 m (9'3 x 8'11) – A spacious refurbished part-tiled bathroom with a uPVC window to the rear aspect, towel rail, extractor fan and four piece suite to include a panel bath, pedestal wash hand-basin, low level WC and shower enclosure with built-in shower unit with multi-directional jets and rain shower.

Second Floor Landing – Has a uPVC window to the front aspect with fitted blinds, radiator and loft access. Doors are arranged off to:

Bedroom Four 4.09 m x 2.97 m (13'5 x 9'8) – Having a uPVC window to the front aspect with fitted blind, radiator and door through to a:

Jack and Jill Style Shower Room – Which has an inter-connecting door to bedroom five if required and comprises a pedestal wash hand-basin, low level WC and walk-in shower enclosure with fitted shower unit having multi directional jets and rain shower. There is half tiling to the walls, a radiator and Velux style window with blind to the rear aspect.

Bedroom Five 2.97 m x 2.64 m (9'8 x 8'7) – Another double bedroom with a uPVC window to the front aspect with fitted blinds, wood grain flooring, radiator and free-standing storage units which may be open to separate negotiation.

Outside - Number 37 benefits from a great plot on Monarchs Road. There is a large communal lawned area to the side of the property which provides a good degree of openness, light and space compared to similar properties. The property is situated upon a generous plot with garden areas to the front, side and rear. Just as with the property itself, the exterior has also been landscaped within the last two years and is enclosed by a combination of brick wall and new fencing. The private rear and side gardens comprise areas of lawn in addition to a vegetable garden and attractive patio areas surrounded by raised planters, one of which is covered by a gazebo. A gate to the rear of the property provides access to a:

Detached Double Garage - With two separate doors, lights and power. The garage is reached via an unusually long and totally private driveway, which is owned by number 37 and provides ample off-road car parking for several vehicles.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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