





Built to a modern open plan design, Bridge House offers immaculately presented, light and spacious accommodation over two floors in a unique contemporary style. The standard of finish here is absolutely superb, with LED lighting inside and out, black nickel light switches and sockets, anthracite aluminium windows and high quality kitchen and bathroom fittings plus a water softener. Porcelain floor tiles with under floor heating run through the whole of the ground floor, and these combined with three sets of bi-folding doors that open up onto the extensive patio, decking and garden areas so that there is an easy and natural flow between the property and the outside. Solar panels provide domestic electricity and an energy efficient 'B' Rating in addition to an oil fired heating system.

Whilst the ground floor is open plan, there are defined kitchen, dining and seating areas, with each feeling like a room in its own right. Upstairs there are four double bedrooms, to include the large master suite complete with balcony, dressing room and four piece bathroom off plus another large guest suite with shower room. The landing has been designed to include a generous study area; perfect for anyone that works from home.

The front of the property remains open to take full advantage of the rural views, but the rear garden is totally enclosed and ideal for smaller children and pets. For buyers that enjoy taking advantage of sitting and eating outside when the weather allows, there is an extensive split-level porcelain patio and sun terrace as well as two balconies enclosed by toughened glass.

Enjoying a semi-rural village position with open views over fields to the front and side, Bridge House stands adjacent to Gipse Bridge and an attractive waterway that links to the River Witham Country Park.









Composite grey front doors (open fully) and lead into:

**Entrance Hall** – With control panel for intruder alarm, porcelain tiles with underfloor heating, LED spotlights and an open tread solid oak staircase to the first floor with storage cupboard underneath.

**Living Room 23'11 x 15'01 (7.04m x 4.57m)** – Having a continuation of the floor tiling with underfloor heating and LED spotlights. There are bi-folding doors to the front raised balcony and side patio areas and a window to the rear. Recess for flat screen TV having contemporary style electric living flame style fireplace beneath. Living area is open through to:

**Dining Area 17'08 x 9'07 (5.20m x 2.76m)** - Having a continuation of the porcelain tiles, bi-folding doors to the rear garden, feature wall and LED spotlights, open through to:

**Kitchen 25'0 x 21'08 (7.62m x 6.42m)** – Having two double glazed windows to the front, porcelain tiles with underfloor heating and LED spotlights as before. Minerva worksurfaces have modern, grey soft-closing drawers and cupboards beneath. They extend into a breakfast bar and central workstation with five burner induction hob and remote control industrial ceiling mounted extractor fan over. Integral appliances include two electric fan ovens and a combination microwave as well as a dishwasher. An inset sink unit has a mixer tap over.

**Utility Room 14'0 x 8'11 (4.26m x 2.47m)** – With door to the rear, tiled floor and fitted cupboards. A stainless steel sink has plumbing beneath for washing machine and tumble drier and there is a Haier double American fridge-freezer set within a recess which is open to negotiation within the sale price. Door to the double garage and further door to: Cloakroom – Houses WC and vanity wash basin with window to the rear.

**First Floor Landing** – Has two areas with windows to the front that are ideal as reading and study areas. There is an airing cupboard housing the hot water tank, spotlights, two radiators and doors arranged off to:

**Master Bedroom Suite 15'0 x 15'0 (4.57m x 4.57m)** – Having bi-folding doors onto a balcony with smoked glass screening. There are LED lights to the ceiling, two vertical radiators and door to:

**Dressing Room** - With an extensive range of fitted units comprising hanging rails, drawers, shelving and dressing table. Opaque window to the rear, door through to:

**En-Suite Bathroom** – Opaque window to the rear, fully tiled walls and floor and chrome towel rail. Comprising a four piece suite of double ended bath with wall mounted taps, shower enclosure with rain shower and hand held shower mixer, WC and vanity washbasin with drawers beneath.

**Guest Suite / Bedroom Two 20'0 x 12'11 (6.09m x 3.69m)** – Having double glazed windows to the front and rear, two radiators, door to En-Suite with radiator, tiled shower enclosure having rain shower and hand held shower mixer, fitted WC and vanity wash basin with cupboard.

**Bedroom Three 16'0 x 9'0 (4.87m x 2.74m)** – With double glazed window to the rear, radiator.

**Bedroom Four 16'10 x 12'3 at widest points (4.90m x 3.74m)** – Having double glazed window to the front, radiator.

**Main Bathroom 11'0 x 9'0 (3.35m x 2.74m)** – Has opaque window to the rear and fully tiled walls and floor. There is a four piece suite comprising a double ended bath with wall mounted taps, a walk-in shower with rain shower and detachable mixer, fitted low flush WC and a modern vanity wash basin with drawers beneath. There are two tall wall mounted cupboards and a heated towel rail.









**Outside** – The property has a generous private gravel driveway which provides off road parking for several vehicles and provides access to the:

**Double Garage 20'0 x 18'0** – With EV charger point. Having remote control electric door, lights, power and equipment relating to the solar panels (that are owned outright) and supply domestic electricity.

The extra tarmac driveway has a shared access for both Bridge House and the adjacent property.

There are LED spotlights within the fascias and a range of atmospheric and security lighting all around the property as well as an outside tap. To the front, steps lead up to a seating area enclosed by smoked glass screening the same as on the balcony. A generous tiled patio extends to the side of the property and the neighbouring property wall is the boundary on this side, making the ideal backdrop for sunbathing or a more private dining area. There are two metal sheds to the side of the garage and lockable gates to either side of the property to ensure that the rear garden is totally secure. An outbuilding houses an outside toilet with wash basin and WC.













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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