



The Paddocks, Stanion

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## The Paddock, Stanion

### Hallway

Entrance door to the front, stairs to the first floor, built in storage cupboard, laminate flooring, radiator.

### Living Room

22'4" x 11'5"

Window to the front, French patio doors to the rear, feature fire place, laminate flooring, coving.

### Study

11' x 9'7"

Window to the front, laminate flooring, radiator, coving.

### Office

9'7" x 7'4"

Window to the side, radiator.

### Kitchen

21'5" x 11'8"

Window to the rear, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer. integrated double oven and hob with cooker hood, laminate flooring.

### Utility Room

Door to the side, a range of wall and base units with rolled edge work surfaces, laminate flooring.

### Dining Room

13'1" x 9'8"

French patio doors to the rear, laminate flooring, radiator, coving.

### Cloakroom

Wash hand basin, low level WC.



### Landing

Airing cupboard, spotlights.

### Bedroom One

22'4" x 11'5"

Windows to the front and rear, built in wardrobes, coving, radiator, carpet flooring.

### Ensuite

Window to the rear, walk in shower cubicle, wash hand basin set in vanity unit, low level WC, tiled splash backs, tiled flooring, extractor fan.

### Bedroom Two

26' x 11'8"

Window to the rear, built in ward robes, coving, carpet flooring, radiator, spot lights.

### Ensuite

Window to the side, bath with shower over, shower screen, wash hand basin set in vanity unit, low level WC, tiled splash backs, tiled flooring, heated towel rail, extractor fan.

### Bedroom Five

9'9" x 8'11"

Window to the front, radiator, carpet flooring.



### Bedroom Six

11' x 6'4"

Window to the side, built in wardrobe, carpet flooring, radiator.

### Bathroom

Window to the rear, walk in shower cubicle, bath, wash hand basin set in vanity unit, low level WC, tiled splash backs, tiled flooring, radiator, spot lights.



### Landing

Window to the front, carpet flooring.

### Bedroom Three

22'5" x 11'7"

Windows to the front and rear, carpet flooring, radiator.

### Bedroom Four

22'6" x 9'9"

Windows to the front and rear, radiator, carpet flooring.

### Shower Room

Window to the rear, walk in shower cubicle, wash hand basin, low level WC, tiled splash backs, tiled flooring.



### Externally

#### To the Front

Established shrubbery, pedestrian pathway leading to entrance, laid to lawn.

#### Rear Garden

Fully enclosed by timber fencing, gated access, established trees, stepping stone pathway, patio area, laid to lawn.

#### Double Garage

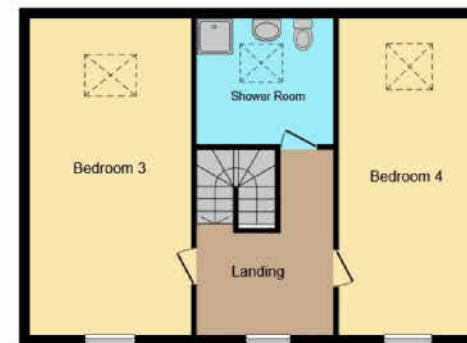
To the rear.



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# The Paddocks, Stanion

This impressive detached family home offers spacious and versatile accommodation across three floors, perfectly designed for modern living. On the ground floor, you'll find a welcoming hallway leading to a generous living room, a separate study, and a convenient WC. The heart of the home is the open-plan effect kitchen and dining area, ideal for family meals and entertaining, with direct access to the rear garden. The first floor boasts four well-proportioned bedrooms, including two bedrooms with ensembles, plus a stylish family bathroom. A further two bedrooms are located on the second floor, along with an additional shower room.

Guide Price

**£540,000**

EPC Rating: C

Council Tax Band: F

Tenure: Freehold

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