





**** ARCHITECT DESIGNED EXECUTIVE FIVE BEDROOM FAMILY HOME ****
SITUATED IN A SMALL DEVELOPMENT OF 8 PROPERTIES **** This impressive property offers well-proportioned accommodation to suit modern family living in an idyllic location. In brief the property offers an entrance hall, lounge with feature inglenook fireplace, dining room and a family room. Fitted breakfast kitchen with utility room and a guest cloakroom, P' shape conservatory. The first floor offers a galleried landing, five bedrooms, two en suites and a family bathroom. Ample parking to the front with EV charge point, double garage with electric door, the garage is currently divided to offer a soundproof room. Enclosed, established rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND POSITION OF THIS PROPERTY.



HALL

Entrance door into the hall with stairs to the first floor, alarm panel and sounder, hive central heating, tiled floor, storage cupboard and doors to -

CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

LOUNGE

18'0 x 11'8

Feature exposed brick inglenook fireplace housing a log burner, two radiators, upvc double glazed window to the side and rear, data point (ethernet) and USB socket.

DINING ROOM

11'8 x 10'

Upvc double glazed bay window to the front and a radiator.

FAMILY ROOM

15'6 x 11'4

Feature fireplace, dual aspect upvc double glazed windows, wired surround sound and a radiator.

BREAKFAST KITCHEN

21'5 x 10'8

Fitted wall mounted, base and drawer units with granite worksurfaces, sink unit with mixer tap and an instant hot Tap Butler and a waste disposal. Fitted electric double oven, gas hob and an extractor hood, integrated fridge freezer and dishwasher. Illuminated under lights, USB socket, tiled floor, radiator and upvc double glazed window onto the garden and upvc double glazed door into the conservatory.



UTILITY ROOM

7'4 x 5'2

Fitted units with work surfaces, plumbing and space for a washing machine and space for a tumble dryer, tiled floor, radiator, and upvc double glazed door to the side.

CONSERVATORY

23'8 x 9'3

Double glazed windows and doors onto the garden, tiled floor and a radiator.







FIRST FLOOR GALLERIED LANDING

Two upvc double glazed windows, two radiators, loft access, double storage cupboard housing an Ideal boiler (3 years old) with radiator and speaker amplifier. Single storage cupboard with the alarm panel.

MASTER BEDROOM

16'3 x 16'2

Two built in double wardrobes with lights, 2 upvc double glazed windows, radiator and data point (ethernet). Arch to the dressing area and a door to the en suite.

DRESSING ROOM

6'1 x 5'4

EN SUITE

11'6 x 5'7

Free standing clawfoot bath, double enclosed shower, vanity sink unit with wash hand basin and storage, chrome towel radiator, ceiling speaker system, heated mirror and upvc double glazed window.

BEDROOM

12'10 x 11'8

Built in double wardrobe, radiator, upvc double glazed window.

EN SUITE

6'7 x 5'5

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM

13'11 x 11'3

Built in double wardrobe, radiator, data point (ethernet) and upvc double glazed window.

BEDROOM

14'2 x 10'7

Built in double wardrobe, radiator, data point (ethernet) and upvc double glazed window.

BEDROOM

7'7 x 8'7

Built in double wardrobe, radiator, data point (ethernet), and upvc double glazed window.

FAMILY BATHROOM

7'9 x 7'5

Panel enclosed bath and separate shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator, ceiling speaker system and upvc double glazed window.

OUTSIDE

Electric remote-control metal up and over garage door. The garage has been divided into sections, the front 16'8 x 9'2 is still used for garage storage, data point (ethernet). The rear half of the garage is a boot area and a soundproof music room currently used for drums, data point (ethernet) 11'3 x 7'5.

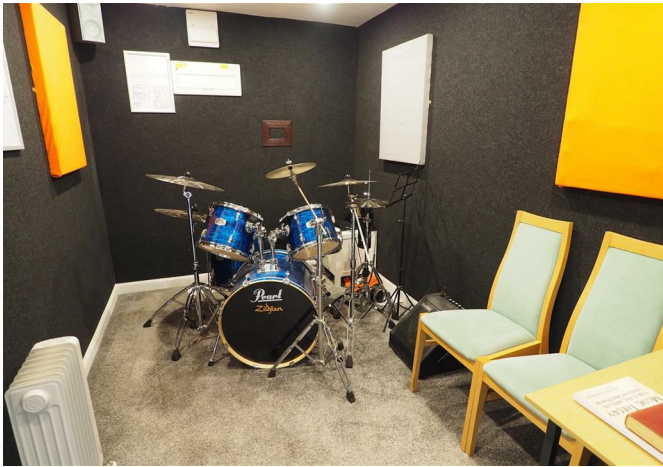
New block paved drive to the front offers ample parking and a space for a motor home to the side. EV charging point, 240v electric charging point for a caravan/motorhome and gates on both sides offering access to the rear garden.

Enclosed rear garden offers a large, paved patio area with raised beds. Two gates lead onto the lawn with a raised paved seating area.

4 x CCTV cameras and PIR lighting to the gable.

NOTE

PLEASE NOTE THE PROPERTY IS LEASEHOLD BUT THERE ARE NO GROUND RENTS OR SERVICES CHARGES.















Ground Floor



First Floor

