



Lansdowne Road, Studley, B80 7RB

Offers in excess of £600,000



****2616sqft ** 5 BEDROOMS ** 3 BATHROOMS ** DETACHED **EXTENDED AND MODERNISED ** IMPRESSIVE KITCHEN/DINING/FAMILY ROOM ** MASTER BEDROOM SUITE WITH SEPARATE DRESSING ROOM AND EN-SUITE ** GARAGE ** GENEROUS GARDEN ** GARDEN STUDIO **** This generously proportioned property offers flexible accommodation over three floors, featuring a magnificent, modern kitchen/dining/family room of impressive dimensions, a separate utility room, a media room, and a living room. The first-floor hosts four spacious bedrooms, a family bathroom, and an en-suite. The second floor is dedicated to the master bedroom suite, complete with a separate walk-in dressing room and a large ensuite.



Set in a quiet, popular location on Lansdowne Road close to local schools and amenities of Studley, this attractive property with tile on elevation, bay windows and a roofed porched and integral garage benefits from having 3 storeys. To the front of the property there is a generous tarmac drive with paved borders offering parking for multiple vehicles, fines to the front and attractive hedges add greenery to the space enhancing the appeal of the fore garden.

Entering through the front door you are greeted by a welcoming entrance hall with doors leading to various rooms and stairs rising to the first floor.

The heart of the home is the fantastic Kitchen/Dining/Family Room, which boasts impressive dimensions, spanning over 8 meters. The kitchen area is fully equipped with plenty of sleek, modern wall and base units, a large central feature island with a breakfast bar, and high-end integrated appliances. There is ample space for a large dining table and a family sitting area, making it the perfect room for entertaining. Skylights in the ceiling, along with rear windows and large sliding doors, allow natural light to flood the space and provide seamless access to the rear garden. Additionally, there is a useful utility room providing further wall and base unit and space for additional appliances. Adjacent to the kitchen-dining-family room, you'll find a media room complete with modern built-in media units. Additionally, there is a separate, generously-sized living room at the front of the property, featuring a large bay window and a charming fireplace, and a Downstairs W.C.

To the First floor there are four generously sized bedrooms, bedroom two has a lovely outlook over the rear garden and benefits from its own modern en-suite. Bedroom three is of large proportions and has an elegant bay window, bedroom four has a large window to the front of the property, and bedroom five overlooks the rear garden and benefits from fitted wardrobes. The family bathroom features both a bath and a separate shower, along with a W.C. and wash basin. It is finished to a high specification with modern fixtures and fittings, ensuring a luxurious and contemporary feel.

The second floor is dedicated to the luxurious master bedroom suite. This impressive room boasts a spacious and elegant design, complete with Velux windows. The large

ensuite features a shower, vanity sink, and W.C. Additionally, there is a separate dressing room, providing ample storage and convenience.

Outside there is a generous garden featuring a spacious paved area, manicured lawn, and attractive hedges along the borders. A path leads to the "PREMIUM STUDIO/OUTHOUSE," a stunning and versatile space perfect for a home office or gym.

Hall

Kitchen/Dining/Family Room

21'10" x 27'0" (6.67m x 8.25m)

Utility

7'6" x 8'5" (2.30m x 2.58m)

Media Room

10'5" x 12'0" (3.18m x 3.67m)

Living Room

13'0" x 12'0" (3.97m x 3.67m)

Downstairs W.C

Bedroom 2

11'9" x 11'3" (3.60m x 3.45m)

Bedroom 3

13'0" x 12'0" (3.97m x 3.67m)

Bedroom 4

11'10" x 14'8" (3.63m x 4.48m)

Bedroom 5

8'10" x 8'6" (2.70m x 2.60m)

En-suite

Bathroom

9'11" x 12'0" (3.04m x 3.67m)

Bedroom 1

En-suite

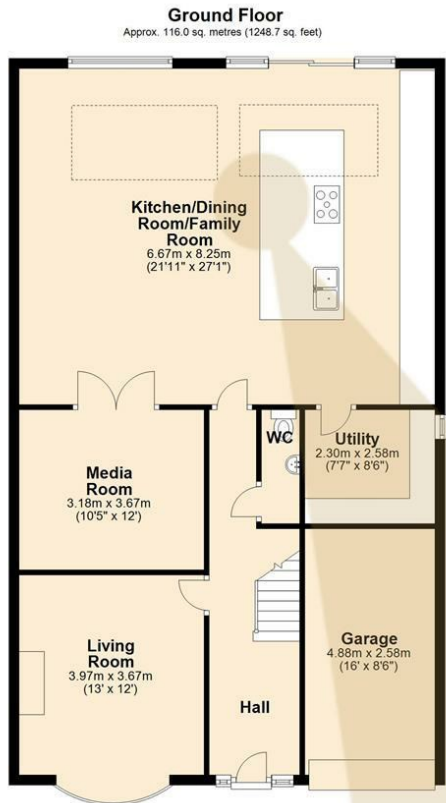
11'8" x 9'9" (3.56m x 2.99m)

Dressing Room

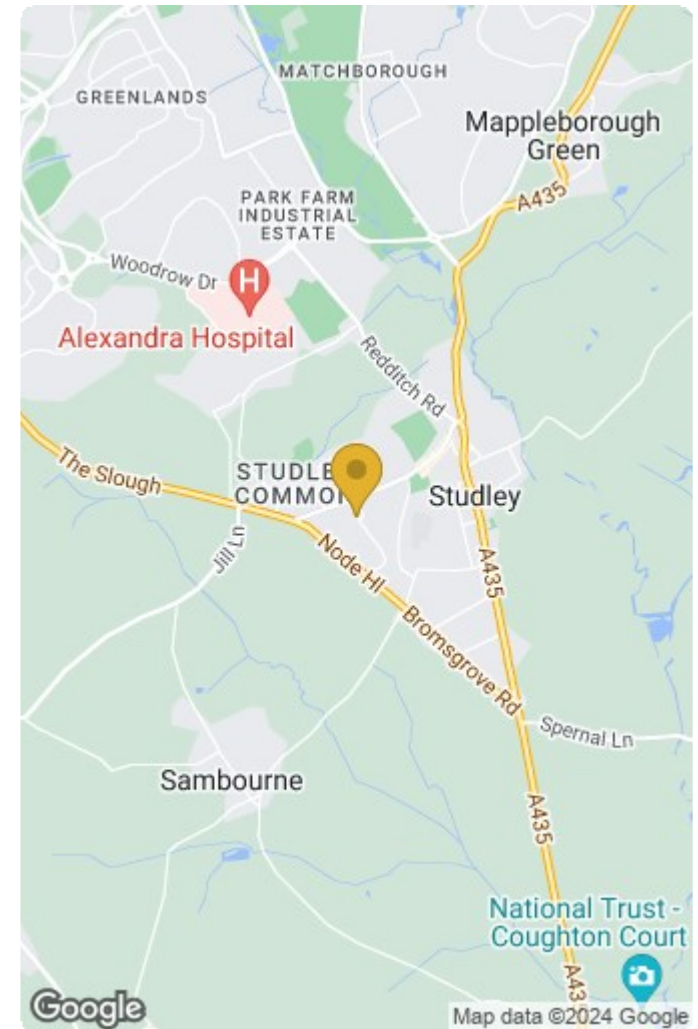
10'9" x 8'6" (3.28m x 2.60m)







Total area: approx. 243.1 sq. metres (2616.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		