



Guide price £475,000  
Haywardsfield, LONGTHORPE, PE3



 4  
Bedrooms

 2  
Bathrooms

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**\*\*\* GUIDE PRICE £475,000 to £500,000 \*\*\***

Welcome to your dream home - a beautifully extended 4-bedroom detached residence that combines modern elegance with practical living. Nestled in a desirable neighborhood, this property boasts high-quality finishes and an abundance of natural light, creating a warm and inviting atmosphere throughout.

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**\*\*Stunning Extended 4-Bedroom Detached Home with Double Garage\*\***

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**\*\*Ground Floor:\*\***

As you step through the welcoming entrance hall, you are greeted by a staircase leading to the first floor landing, setting the tone for the elegance of this home. The ground floor features a convenient WC and a well-equipped utility room, perfect for keeping your living spaces tidy and organized.

At the heart of the home lies the impressive, refitted modern kitchen, designed with quartzite worktops and an array of modern appliances that will delight any culinary enthusiast. The open-plan layout seamlessly connects the kitchen to the dining room, making it ideal for entertaining and family gatherings. Bifold doors open from the dining area to the side patio, creating a harmonious indoor-outdoor flow.

Flowing effortlessly from the dining room, the spacious lounge beckons relaxation, while a stunning garden room extension at the rear enhances the living space. Clad in beautiful oak panels, this serene retreat is flooded with natural light from the two French doors leading to the garden and strategically placed skylights above.

**\*\*First Floor:\*\***

As you ascend the staircase to the first floor, you'll find a well-thought-out layout accommodating four generously-sized bedrooms. To the right, Bedroom 4 awaits—perfect for guests or as a peaceful home office.

To the left, you will find the two spacious double bedrooms, Bedroom 1 and Bedroom 2, both featuring built-in wardrobes for ample storage. Bedroom 1 boasts a luxurious, fully tiled ensuite bathroom complete with a walk-in shower, hand wash basin, WC, and a heated towel rail for added comfort and convenience.

Continuing down the hallway, Bedroom 3 offers another double space that is equally welcoming. The recently refitted family bathroom is a true highlight, featuring a modern double walk-in shower with a rainfall showerhead and detachable showerhead, along with a WC, hand wash basin, and heated towel rail, all elegantly tiled for a sophisticated finish.

### **\*\*External Features:\*\***

Externally, the property is complemented by a double garage, providing ample space for vehicles and additional storage needs. The landscaped garden offers a perfect backdrop for outdoor entertaining and relaxing, with plenty of room for children to play or for hosting summer barbecues.

This luxurious and contemporary family home is perfectly suited for modern living, offering a harmonious blend of space, style, and functionality. Don't miss the opportunity to make this exceptional property your forever home. Schedule a viewing today!

### **Entrance Hall**

Stairs to first floor, radiator, doors to all rooms;

### **WC**

comprising of an opaque double glazed window, heated towell rail, hand wash basin and WC.

### **Utility**

UPVC double glazed window, radiator, stainless steel sink with drainer and mixer tap over, under stair storage.

### **Kitchen** *4.38m x 2.83m (14' 4" x 9' 3")*

UPVC double glazed window to the front, recently refitted kitchen comprising of modern and matching wall and base level units with QUARTZITE WORKTOPS, one and a half bowl sink with mixer tap over, easy to clean ceramic hob with extractor over, eye level double oven, dishwasher, fridge/freezer ample storage space, UPVC door to the side, open plan to;

### **Dining room** *3.47m x 2.83m (11' 5" x 9' 3")*

UPVC double glazed bi-folding door to the side patio area, radiator, open plan to the lounge and garden room;

### **Lounge** *4.80m x 3.79m (15' 9" x 12' 5")*

Open plan lounge with carpet and a radiator, leading to;

### **Garden Room**

Stunning extension clad with eye catching oak panels this room adds an abundance of natural light to the home adding a light and airy ambience to the downstairs rooms, this stunning rooms comprises of two skylights, two UPVC double glazed french doors to the garden, a UPVC double glazed window and a radiator.

### **First Floor Landing**

UPVC double glazed window fills the landing with natural light, doors to all rooms;

**Bedroom 4** 1.83m x 2.90m (6' x 9' 6")

UPVC double glazed window, radiator.

**Bedroom 2** 3.08m x 3.71m (10' 1" x 12' 2")

UPVC double glazed window, radiator, storage cupboard.

**Bedroom 1** 3.08m x 3.92m (10' 1" x 12' 10")

UPVC double glazed windows, radiator, built in wardrobes, sliding door to the ensuite;

**Ensuite** 1.02m x 2.27m (3' 4" x 7' 5")

Fully tiled suite, comprising of a walk in shower cubicle, UPVC opaque double glazed window, heated towell rail, hand wash basin and a WC.

**Bedroom 3** 2.86m x 2.83m (9' 5" x 9' 3")

UPVC double glazed windows, radiator.

**Family Bathroom** 1.83m x 2.06m (6' x 6' 9")

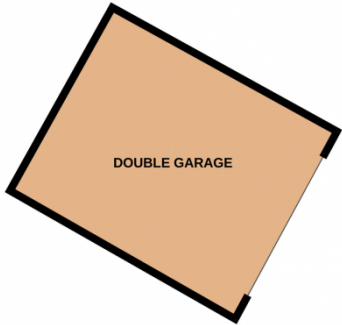
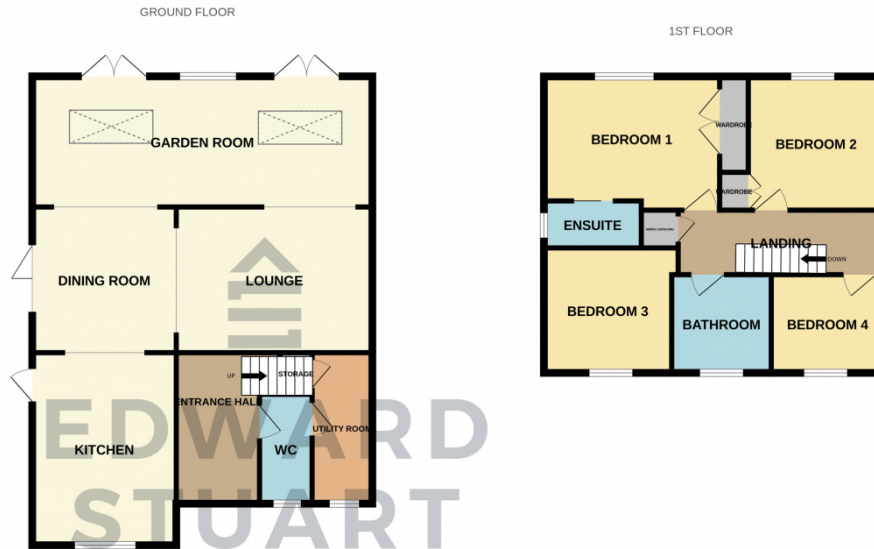
Recently refitted and fully tiled, comprising of a double walk in shower with rainfall shower and deatchable showerhead,UPVC opaque double glazed window, Sleek vanity unit with a hand wash basin and mixer tap over, WC and a headted towell rail.

## **Outside**

To the side of the home, you will find a serene patio area paved with indian sandstone with a storage area for bins, side gated aces and a service door to the double garage, to the rear is the easy to care garden which is mainly laid to lawn with raised flower beds, to the front you will find a paved driveway with parking for two or three cars and a front garden area which is mainly laid to lawn, this home also boasts a double garage with an electric roller door which is ideal for aditional storage or extra parking.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>77</b>
(55-68)	<b>D</b>	<b>62</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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