







**FABULOUS PRIVATE LOCATION JUST OFF WHIPHILL LANE IN ARMTHORPE, WITH SIX BEDROOMS AND SUPERB FIXTURES ALONG WITH STYLISH DECOR, THIS IS ONE TO VIEW.** Beautiful detached home, ideal for a family that requires spacious living throughout and an internal inspection is highly recommended to fully appreciate the standard of the accommodation. A generous plot, accessed via a shared driveway with beautiful gardens including large glass pergola above the patio and double integral garage. This immaculately presented house internally briefly comprises of entrance hallway, WC, lounge with French doors, L-shaped living/dining kitchen with central island, utility room, grand staircase to the first floor landing, master bedroom with en-suite bath/shower room, walk in wardrobe/dressing area, further spacious bedroom with fitted wardrobes, en-suite shower room, two further spacious first floor bedrooms, family bathroom, stairs to the second floor landing, two large double bedrooms, off street parking on the paved driveway, double garage and rear gardens. **WONDERFUL FAMILY HOME.**

#### ENTRANCE HALL

13' 7" x 9' 7" (4.16m x 2.94m) This superb family home is accessed via the front facing double glazed frosted door to the generous hallway with beautiful staircase to the first floor, two front facing double glazed frosted windows, tiled flooring, under floor heating, internal doors to the WC, kitchen/diner and lounge.

#### WC

7' 1" x 6' 9" (2.16m x 2.06m) Benefitting from a low flush WC, wash hand basin, tiled splash back, tiled flooring, coving, under floor heating and side facing double glazed frosted window.

#### LOUNGE

12' 10" x 20' 9" (3.93m x 6.35m) Lovely reception room with front facing double glazed bay window, rear facing double glazed French doors to the garden, two rear facing double glazed windows, decorative feature fireplace, coving, under floor heating and a telephone point.





### KITCHEN/DINER

12' 11" x 19' 10" (3.94m x 6.05m) Stunning open plan L-shaped living kitchen/diner with open access to the reception/sitting area, modern beautiful kitchen space with a range of fitted cabinetry at both eye and base level, matching central storage island, work surfaces incorporating a single and half bowl sink with drainer, glass fronted cabinets, feature under lighters, spotlights, integrated fridge, dishwasher, freestanding range style cooker with six ring gas hob, tiled flooring, under floor heating, rear facing double glazed window, side facing double glazed window and door to the utility room.

### SITTING ROOM IN KITCHEN/DINER

14' 2" x 10' 7" (4.32m x 3.23m) Accessed from the kitchen/dining area with rear facing double glazed French doors to the garden, tiled flooring, underfloor heating, spotlights and coving.

### UTILITY ROOM

9' 11" x 6' 9" (3.03m x 2.06m) Useful utility space with further fitted base units, work surfaces incorporating a single bowl sink, plumbing for a washing machine, American style fridge/freezer, tiled flooring, partially tiled splash backs, door to the double garage, side facing double glazed frosted door, under floor heating and an extractor fan.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

17' 9" x 13' 0" (5.42m max x 3.97m max) Fantastic generous landing with further stairs to the second floor landing, front facing double glazed window and access to all first floor bedrooms/bathroom.

### BEDROOM

12' 10" x 13' 0" (3.93m x 3.97m) Master beautiful bedroom with door to the en-suite bathroom, front facing double glazed window, radiator and coving to the ceiling.



### ENSUITE BATHROOM

10' 9" x 7' 4" (3.28m x 2.26m) Spacious en-suite bathroom with separate shower cubicle, large bath with decorative surrounding tiling, low flush WC, wash hand basin, half tiled walls, tiled flooring, coving, spotlights, extractor fan, chrome heated towel radiator, rear facing double glazed frosted window and door to the walk in wardrobe/dressing area.

### WALK IN WARDROBE

8' 3" x 7' 5" (2.54m x 2.28m) Great walk in wardrobe area with spotlights, rear facing double glazed frosted window, coving and a radiator.











### BEDROOM

13' 1" x 22' 6" (4.00m x 6.88m max) Superb second master large bedroom above the double garage with fitted sliding wardrobes, side facing double glazed window, feature front facing double glazed window, radiator, spotlights, loft access point and door to the en-suite shower room.

### ENSUITE SHOWER ROOM

6' 10" x 8' 9" (2.09m x 2.67m) Nicely presented shower room with corner shower cubicle, floating wash hand basin, low flush WC, tiled flooring, half tiled walls, spotlights, extractor fan, heated towel radiator and double glazed Velux window.

### BEDROOM

11' 5" x 10' 10" (3.48m x 3.31m) Overlooking the rear garden via the rear facing double glazed window, radiator and coving.

### BEDROOM

13' 10" x 9' 8" (4.23m max x 2.95m max) Currently utilised as an office this bedroom has versatile use and comprises of a side facing double glazed window, radiator and coving to the ceiling.

### BATHROOM

8' 8" x 7' 4" (2.66m x 2.25m) Immaculately presented bathroom with low flush WC, wash hand basin, heated towel radiator, bath, tiled flooring, half tiled walls, spotlights, coving to the ceiling and rear facing double glazed frosted window.

### STAIRS

Leading from the first floor landing to the second floor landing.

### SECOND LANDING

2' 11" x 6' 3" (0.91m x 1.92m) Providing access to both bedrooms and rear facing double glazed velux style window.

### BEDROOM/GAMES ROOM

19' 10" x 12' 11" (6.05m x 3.95m) Utilised as a games room with pool table once again this bedroom has versatile use to suit all families, with three rear facing double glazed velux style windows, storage cupboard, spotlights, loft access point and radiator.

### BEDROOM

13' 0" x 12' 11" (3.98m x 3.95m) Further spacious double bedroom on the second floor with both front/rear facing double glazed velux windows and a radiator.

### FRONT DRIVEWAY

Two paved driveways to the side and in front of the double garage offering excellent private parking, side access gates to both sides lead to the rear garden and the side path.

### DOUBLE GARAGE

The double garage has a thermal insulated electric door, benefits from power points and lighting. New alarm system fitted March 2025.

### REAR GARDEN

The rear garden is an amazing outdoor entertaining space with glass pergola above the patio, central lawn with further raised patio area, hedge/bushes to the rear, two sheds for storage, mature tree with flower bed and side access via a gate.

### NOTES

#### FREEHOLD PROPERTY

#### COUNCIL TAX BAND: F

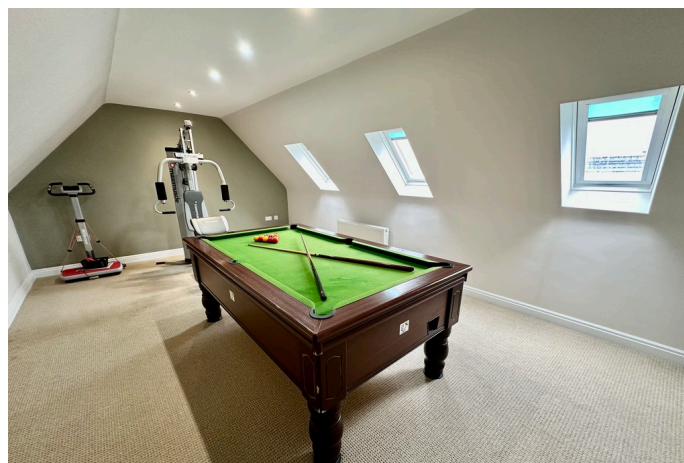
#### HEATING SYSTEM: GAS FIRED CENTRAL HEATING & GROUND FLOOR UNDER FLOOR HEATING

#### SERVICE DUE: 2025

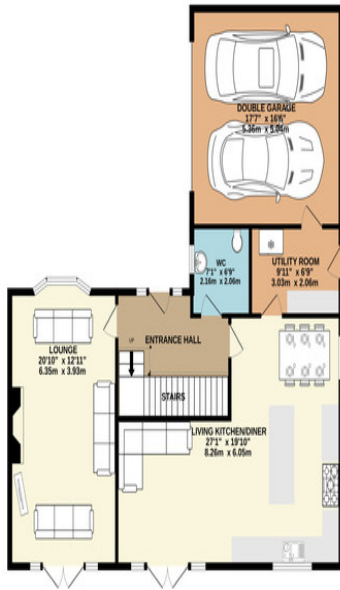
#### SHARED ACCESS TO THE PRIVATE DRIVEWAY

#### EPC: TBC

#### SERVICES: MAINS



GROUND FLOOR  
1220 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR  
1179 sq.ft. (109.5 sq.m.) approx.



2ND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 2926 sq.ft. (271.8 sq.m.) approx.

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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