



The Moorings West Butterwick Road, Beltoft, DN9 1NE

£725,000

An incredible family home with extended living space and a contemporary finish, sat on a private south west facing plot in the rural village of Beltoft. Greatly improved by the owners, we have a 6m x 6m main lounge with a vaulted ceiling that leads out to the covered entertaining area that is the real show piece of the home. In addition the recently installed Porcelenosea kitchen with Miele appliances runs across the back of the house, and we also have an extra study/playroom at the front. An incredibly flexible home with a total of five bedrooms and four bathrooms, including the self contained room above the double garage which could be a separate space, games room, or home gym. Upstairs the main bedroom is a beautiful space, bi folding doors lead to the balcony looking over towards the countryside on the south west side. There are his and her dressing rooms and an en suite. Outside we have a gated driveway, a double and a single garage, secure gardens at the rear and it has all been superbly presented throughout, located in a rural but relatively convenient location with the M180 just 5 minutes away. For more information or to view, please contact us.

Entrance Hall 15'9" x 6'6" (4.82 x 2.00)



Bedroom One 18'3" x 19'9" (5.58 x 6.03)



With two walk in dressing rooms

Dressing Room 6'5" x 9'8" (1.96 x 2.95)

Dressing Room 6'9" x 9'7" (2.08 x 2.94)

En Suite 5'7" x 9'7" (1.72 x 2.94)

Kitchen 10'2" x 31'11" (3.10 x 9.75)



Lounge 19'0" x 21'2" (5.81 x 6.46)



Dining Room 11'8" x 19'3" (3.57 x 5.89)



Balcony



Additional Photographs



Utility 6'2" x 15'5" (1.89 x 4.71)

Study 15'6" x 8'8" (4.74 x 2.65)

Downstairs Shower Room

Landing

Bedroom Two 10'8" x 15'1" (3.26 x 4.60)



Bedroom Five (above the garage) 19'2" x 23'9" (5.86 x 7.25)



En Suite 6'6" x 8'0" (2.00 x 2.46)

Outside Front



Bedroom Three 10'2" x 10'3" (3.10 x 3.14)

En - Suite 6'9" x 5'4" (2.06 x 1.64)

Bedroom Four 12'5" x 10'2" (3.80 x 3.10)



Outside Rear



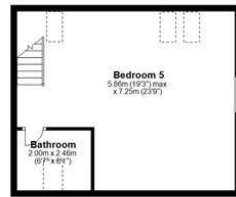
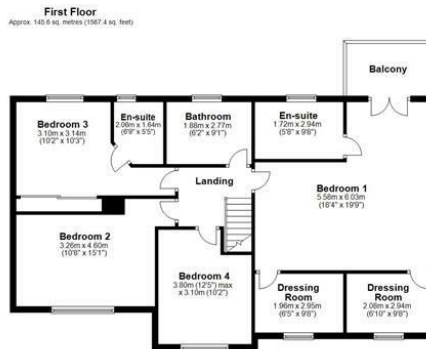
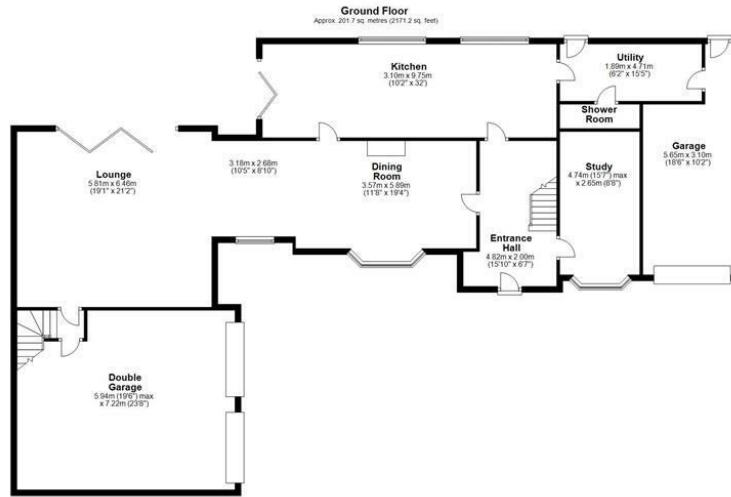
Garage 18'6" x 10'2" (5.65 x 3.10)

Double Garage 19'5" x 23'8" (5.94 x 7.22)

Family Bathroom 6'2" x 9'1" (1.88 x 2.77)



Floor Plan



Total area: approx. 347.3 sq. metres (3738.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	68
(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	

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