



MELROSE WALK

SULLY





## MELROSE WALK

SULLY, CF64 5WD - £599,950

 4 bedroom(s)  3 bathroom(s)  1613.00 sq ft

Jeffrey Ross are pleased to present for sale this detached double fronted family home - 'Ransford' by Taylor Wimpey Homes. Boasting over £25,000 of extra's to include an upgraded & fully integrated kitchen, bespoke plantation shutters throughout, quality flooring plus an extended rear patio. Painted throughout in shades by Farrow & Ball. Located in the delightful coastal village of Sully with its walks through into Cosmeston Country Park and along the Heritage coastline. Of solid construction and boasting over 1,600 square footage of versatile living space. With an early completion offered. Briefly comprising of a welcoming entrance hall, impressive lounge, large kitchen and dining room - integrated fridge, freezer, dishwasher plus built in double oven, hob & hood, cloakroom/utility plus study. To the first floor there are 4 double bedrooms - 3 with built in wardrobes and 2 benefitting from en suite shower room's plus a family bathroom completes the accommodation. Complimented with upvc double glazing, gas central heating, NHBC guarantee and sensor operated Blink camera's to the front and side. With a detached double garage plus side parking for 4 cars and an enclosed South Westerly facing rear garden. Viewing highly recommended.

### PROPERTY SPECIALIST

**Mr Paul Davies**


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Negotiator







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



















#### ENTRANCE HALL

Enter via a stylish composite door with side glazed panels into a spacious and welcoming entrance hall, leading to all rooms with stairs rising to the first floor and spacious cupboard under, tiled floor, telephone point.

#### CLOAKROOM/UTILITY

Fitted base units with laminate worktop plus an inset china wash hand basin, integrated washing machine, close coupled wc, tiled floor, extractor fan.

#### LOUNGE

**7.06m x 38.40m (23'2" x 126")**

Impressively spacious main living room, window to front with bespoke shutters and at the rear French doors with side glazed panels leading into the garden, TV point, telephone point.

#### KITCHEN DINING

**6.55m x 3.45m (21'6" x 11'4")**

Superb room with space for dining table & chairs and more, tiled floor throughout, kitchen fitted with an extensive range of modern wall and base units with laminate worktop and stainless steel one and half bowl sink & drainer with mixer tap, integrated appliances include fridge, freezer, dishwasher plus built in double oven, hob & cooker hood, features include soft close doors & drawers, concealed boiler, window to rear with French doors and side glazed panels leading into the garden.

#### STUDY

**3.81m x 2.46m (12'6" x 8'1")**

Generous room, window to front - bespoke shutters, TV point, telephone point.

#### FIRST FLOOR LANDING

Spacious landing, window to front with shutters, access to the loft.

#### BEDROOM 1

**3.84m x 3.51m (12'7" x 11'6")**

Superb master double bedroom benefitting from built in triple wardrobes plus a walk in closet/store, window to rear with bespoke shutters, TV point, telephone point.

#### EN SUITE SHOWER ROOM

Stylishly appointed with a triple enclosure - glass sliding doors, pedestal wash hand basin and close coupled wc, tiled surround and tiled floor, window to rear, extractor fan, heated chrome towel rail, twin shaver point.

#### BEDROOM 2

**3.51m x 3.23m (11'6" x 10'7")**

Large double bedroom, window to rear with bespoke shutters, built in double wardrobe with a walk in airing cupboard.

#### EN SUITE SHOWER ROOM

Stylishly appointed with a triple enclosure - glass sliding doors, pedestal wash hand basin and close coupled wc, tiled surround and tiled floor, window to rear, extractor fan, heated chrome towel rail, twin shaver point.

#### BEDROOM 3

**3.15m max x 2.82m (10'4" max x 9'3")**

Double bedroom, window to front with bespoke shutters, built in double wardrobe.

#### BEDROOM 4

**3.81m x 2.24m (12'6" x 7'4")**

Generous final double bedroom, window to front with bespoke shutters, TV point.

#### BATHROOM

Stylishly appointed white suite comprising panel bath, pedestal wash hand basin and close coupled wc, tiled surround and tiled floor, window to side, heated chrome towel rail, twin shaver point, extractor fan.

#### GARDEN

Open frontage with Cotswold stone chippings and shrub borders also to the side, exterior light, exterior sensor Blink camera.

Generous and enclosed south westerly facing rear garden - fenced with side gate onto double width and double length drive allowing off road parking for 4 cars complete with EV electric car charging station plus exterior sensor Blink camera, garden mainly laid to lawn with an extended paved patio, exterior light and outside tap.

#### DOUBLE GARAGE

**6.43m x 0.30m x 6.12m (21'1" x 1" x 20'1")**

Brick built detached double garage with twin up & over doors, light & power, storage within the roof.

#### INFORMATION

The property is Freehold although there will be a yearly service charge for maintenance of communal green areas within the development and due once the last house has been sold.

Council Band G - £3,338.40 (2024/2025)

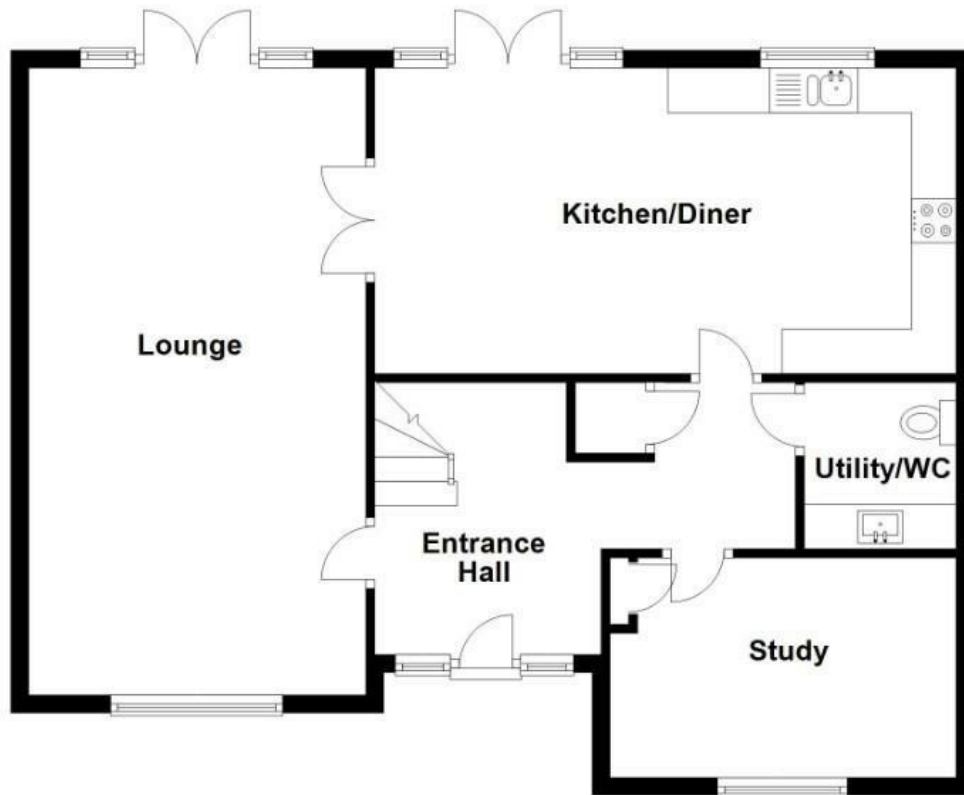


Gwel Yr Ynys (Glimpse of the sea) is a delightful development in the coastal village of Sully, surrounded by fields this is an excellent place for country walks into Cosmeston and a short walk takes to the the Heritage coastline. With solid construction and areas of open green spaces this makes for a very welcome place to call home.

Comments by Mr Paul Davies

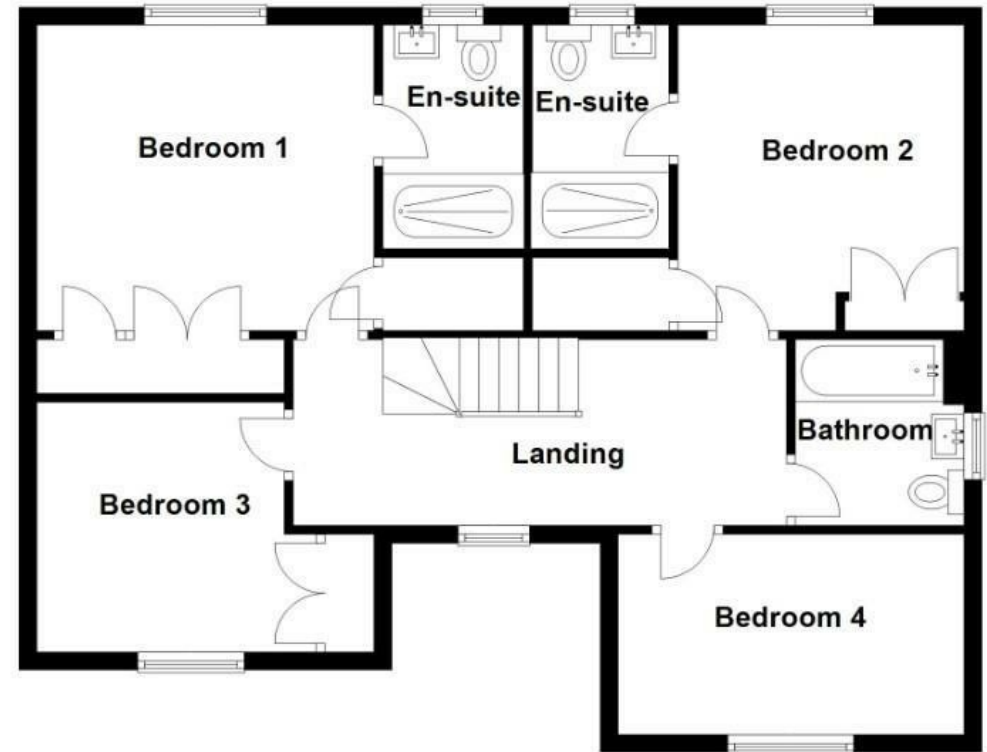
### Ground Floor

Approx. 76.3 sq. metres (820.9 sq. feet)



### First Floor

Approx. 73.6 sq. metres (792.1 sq. feet)



Total area: approx. 149.9 sq. metres (1613.1 sq. feet)

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