



## Beckland Hill

East Markham, East Markham, NG22 0QP

£475,000



Clark Estates are delighted to present to the open market this spacious four double bedroom family home. The property briefly comprises of; entrance hall, study, office, lounge, dining room, kitchen / diner, utility and wc to the ground floor and to the first floor there are four double bedrooms, master with ensuite and family bathroom. Externally there is a driveway leading to a double garage with an enclosed rear garden.



### Hallway 18'1" x 11'8" (5.53m x 3.57m)

The property is entered through the brown Upvc door into inviting hallway which has the staircase to the left hand side and is crafted from rich, brown-hued wood with the spindles intricately turned and spaced evenly along the length of the staircase, providing both support and aesthetic appeal to the hallway with matching rich brown doors entering the rooms off the hallway, two side facing windows, carpet, heating thermostat and radiator.

### Reception Room 21'5" x 11'8" (6.55m x 3.56m)

A grand space for the living room consisting of an open grate for multi fuel with a tiled hearth and wood surround, carpet, radiator with TRV, uplighters, two ceiling lights and French upvc doors leading into the rear garden. Upon opening the doors, you're greeted by a rush of fresh air and the scent of flowers and foliage from the garden. The transition from indoors to outdoors feels seamless, as if the boundaries between the two have been blurred. The threshold between the interior space and the garden outside is inviting, encouraging you to step out and explore.

### Dining Room 11'9" x 9'10" (3.60m x 3.00m)

French doors opening into the dining room off the hallway onto a wooden floor, uplights and centre light and radiator. A patio door opens enabling the outside to be entered.

### Kitchen / Breakfast Room 13'1" x 11'8" (4.00m x 3.57m)

The kitchen consist of wood wall and base units with a double fan assisted oven / grill, four ring electric hob, extractor, new dishwasher, integrated under counter fridge and freezer, part tiled walls with a rear facing window over looking the garden and a side facing window.

### Utility Room

Entering the utility room, you're greeted by a sense of purposeful organization and efficiency with an additional sink, space for a washer and dryer, white wall and base units, worktops and the central heating controls are wall mounted.. The utility room has a side facing door providing easy accessibility while keeping the main living areas tidy and clutter-free.

### Study 9'10" x 11'7" (9'0" into recess) (3.00m x 3.55 (2.75m into recess))

The study is a front facing room dedicated to quiet reflection, focused work, and intellectual pursuits away from the family rooms with the wall lined by a book case, carpet and radiator with TRV.

### Office 8'6" x 6'6" (2.60m x 2.00m)

A front facing room currently used as an office with carpet and radiator.

### Ground Floor Cloak Room 6'6" x 2'9" (2.00m x 0.84m)

Evey family home needs a ground floor cloakroom for convenience, consisting of wc and a corner hand basin, carpet to the floor and extractor.

### Stairs & Landing

The property benefits from a wide landing allowing for additional furniture with the continuation of wooden spindles across the carpet landing, front facing window to allow natural light in and radiator with the airing cupboard situated on the landing.

### Master Bedroom 13'1" x 14'9" (13'8" into recess) (4.00m x 4.50 (4.17 into recess))

The master bedroom is front facing bedroom and is a generous size with three double built in wardrobes with wooden doors, carpet and radiator with a centre ceiling light and two upvc windows to the front aspect.

### En Suite 10'5" x 5'10" (3.20m x 1.80)

The ensuite shower room consists of a corner shower cubicle with a pump fed shower, extractor, hand basin, wc and bidet with part tiled walls and vinyl cushioned flooring.

### Bedroom Two 13'7" x 9'10" (4.15m x 3.00m)

The second bedroom is a rear facing double bedroom with carpet, radiator and access to the loft.

### Bedroom Three 11'7" x 9'10" (3.55m x 3.00)

The third bedroom is also a double room front facing with Upvc window, carpet and radiator.

### Bedroom Four 10'7" x 9'10" (3.25m x 3.00m)

Its not very often you come across four double bedrooms, even this forth bedroom is a double room, rear facing with carpet and radiator.

### Family Bathroom 9'10" x 6'6" (3.00m x 2.00m)

The family bathroom has a one and a half walk in curved shower cubicle with an electric Mira power shower, extractor, a vanity unit with ample of storage solutions with the toilet and hand basin encased.

### Outside

To the front of the house there is a double dropped curb with a tarmac drive for several cars and a double garage which has up and over doors, electric and lighting. There is a gated side access leading into the rear garden which is fully enclosed with fencing, outside tap, laid to lawn with established shrubs and plants. Sweeping round to the opposite side walking under the wooden gazebo there is a wooden fence.

### Additional Benefits

The property has an external ground mounted oil boiler and oil tank nicely tucked away near the garage.

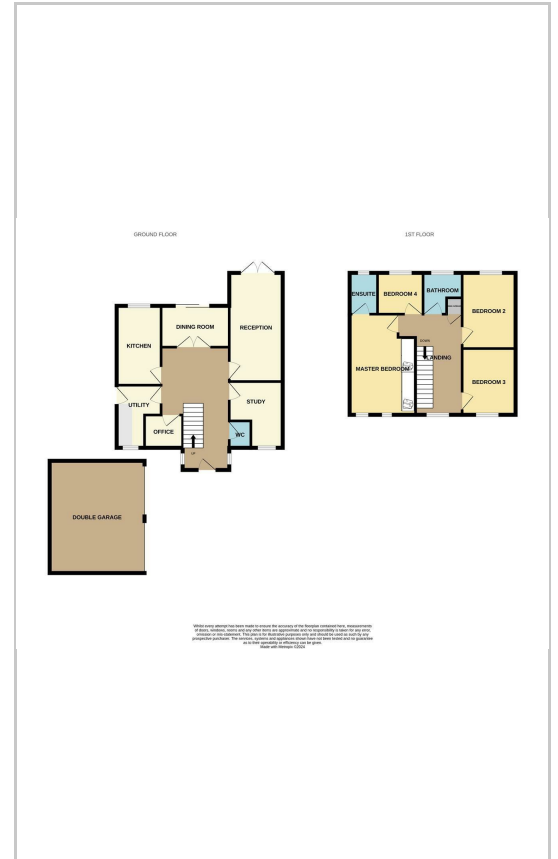
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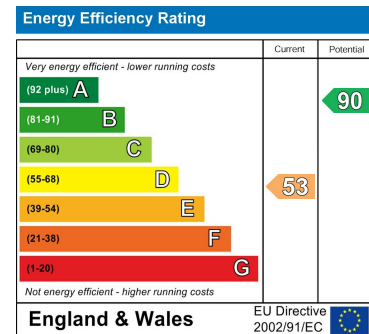
## Area Map



## Floor Plans



## Energy Efficiency Graph



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