



TREETOPS

DN20 8UE, DN20 8UE

£445,000
FREEHOLD

Welcome to Treetops, an exquisite individual self-built home completed in 2022, meticulously designed with families in mind. This property boasts an incredible open plan kitchen and dining area that seamlessly connects to the rear garden through expansive bi-fold doors.



WWW.BILTONS.CO.UK
01724 642002

TREETOPS



Full Description

Welcome to Treetops, an exquisite individual self-built home completed in 2022, meticulously designed with families in mind. This property boasts an incredible open plan kitchen and dining area that seamlessly connects to the rear garden through expansive bi-fold doors. Additionally, there is a separate utility room and a convenient ground floor shower room. The ground floor also features a charming formal living room adorned with a beautiful electric fireplace and a media unit, creating a warm and inviting ambiance. Completing the lower level is a spacious home office or playroom, offering versatility to suit your needs. Moving to the first floor, you will find a guest bedroom accompanied by an ensuite bathroom, providing comfort and privacy for your visitors. The first floor also accommodates three more generously sized double bedrooms, ensuring ample space for the entire family. The second floor is entirely dedicated to a luxurious master suite. This private haven encompasses a double bedroom, a designated wardrobe area, and a full bathroom featuring his and her sinks. This master retreat offers a sense of relaxation and seclusion. Outside, the property boasts private gated access, leading to a gravel driveway that adds an air of sophistication. The rear of the property features a delightful, landscaped lawn, perfect for outdoor activities, and a generously sized patio area designed for entertaining. Treetops is more than just a house; it's a thoughtfully designed home that caters to the needs of modern families. With its blend of elegant interiors, functional spaces, and appealing outdoor areas, this property offers a truly exceptional living experience.

ENTRANCE HALLWAY Accessed through a composite door with spotlights to ceiling, stairs to first floor, under stairs storage, burglar alarm.

STUDY (4.06m X 2.68m) With spotlights to ceiling, UPVC double glazed bay window to front aspect with box seating, under floor heating.

LIVING ROOM (4.49m X 4.43m) With spotlights to ceiling, UPVC double glazed window to front aspect, UPVC double glazed bay window to side aspect, media wall with feature electric fire, under floor heating.

KITCHEN / DINER / FAMILY ROOM (9.17m X 3.54m) Kitchen with spotlights to ceiling, double Bifold doors to rear aspect. selection of soft grey shaker style wall and base units with quartz worktops and upstands, single ceramic sink with chrome mixer tap, integrated dishwasher, Leisure double oven with five gas ring hob and extractor fan with mirrored splashback, space for an American style fridge/freezer, larder cupboard, central chefs island with single ceramic sink and chrome mixer boiling water tap with breakfast bar and storage.

Dining/family area with spotlights to ceiling, UPVC double glazed window to side aspect, space for dining table and sofa with under floor heating.

UTILITY (2.74m X 1.57m) With spotlights to ceiling, UPVC double half glazed door to side aspect, selection of soft grey shaker style wall and base units with quartz worktop with upstands, ceramic single sink with chrome mixer tap, water softener, space and plumbing for a washing machine, under floor heating.

DOWNSTAIRS SHOWER ROOM (1.58m X 2.07m) With spotlights to ceiling, corner shower with rainfall and hand held attachment fully tiled, WC, vanity housed hand wash basin, chrome towel heater, under floor heating. **FIRST FLOOR LANDING** With spotlights to ceiling, stairs to second floor.

BEDROOM ONE (4.08m X 4.08m) With spotlights to ceiling, lights to wall, UPVC double glazed window to

rear aspect, radiator.

BEDROOM ONE EN-SUITE (2.86m X 2.12m) With spotlights to ceiling, WC, vanity house hand wash basin, shower with rainfall and handheld attachment, chrome towel heater.

BEDROOM TWO (3.83m X 4.06m) With spotlights to ceiling, UPVC double glazed windows to front and side aspect, radiator.

BEDROOM THREE (3.94m X 2.78m to wardrobe front) With spotlights to ceiling, UPVC double glazed window to rear aspect, radiator, bank of floor to ceiling mirrored wardrobes with sliding doors.

BEDROOM FOUR (4.09m X 2.59m) With spotlights to ceiling, UPVC double glazed window to front aspect, radiator, double mirrored wardrobe into alcove.

FAMILY BATHROOM With spotlights to ceiling, UPVC opaque double glazed window, vanity sink and concealed WC, panelled bath, shower with rainfall and handheld attachments, chrome towel heater.

SECOND FLOORING LANDING VANITY AREA (4.31m X 2.83m) With spotlights and Velux style windows X 2 to ceiling, storage cupboards, bank of fitted wardrobes to alcove.

MASTER BEDROOM (4.11m X 4.95m) With light and Velux style window X 2 ceiling, lights to wall, radiator.

MASTER BATHROOM (4.95m X 2.90m) With spotlights and Velux style window to ceiling, his and hers vanity housed hand wash basins, WC, walk-in double shower with rainfall and hand held attachments, towel heater, storage to the eaves (plumbing in for a bath).

EXTERNALLY The front of the property is accessed through cast iron electric gates opening out on to a pebbled driveway with plenty of off streeting parking for several vehicles. The gardens are fully enclosed and wrap round the property with timber fencing, the rear and side garden is laid to lawn, there's a patio area and separate seating area with a storage shed.

TREETOPS





TREETOPS

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





DETACHED HOUSE

TOTAL FLOOR AREA: 210.0 sq.m. (2261 sq.ft.) 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.

Made with Metropix ©2023



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>

BILTONS
THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK
01724 642002