



I Arimoor Gardens
OFFERS OVER **£475,000**

Detached House with Flexible Accommodation and Outstanding Views

 5 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: B (84)

MILLER TOWN & COUNTRY
exp UK



- » Spacious Flexible Accommodation
- » 5 Bedrooms, Main Bedroom En-suite
- » Wetroom
- » Two Reception Rooms
- » Modern Kitchen & Utility with Cooking Facilities
- » Far Reaching Views
- » Stone Shed, Garage and Parking for Multiple Vehicles

The Property

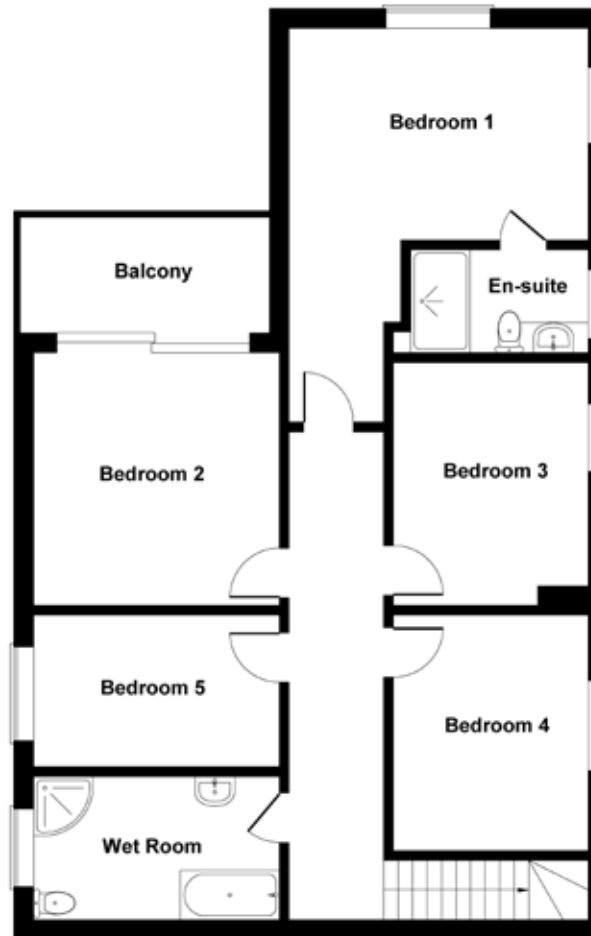
With spectacular views over the town and countryside and flooded with natural light throughout, this large 5 bedroom house offers flexible accommodation throughout. The spacious entrance hall is the perfect place for shoes and coats, with access to the downstairs WC and utility room which is fully equipped and currently being used as a second kitchen. The main reception room boasts double doors overlooking the views to the side with plenty of room for a dining table or to host family gatherings. The kitchen has been fairly recently modernised with plenty of storage and two full size eye level ovens along with an island. The previous dining room which benefits from dual aspect windows overlooking the views of the town and countryside, is currently being used as a second living room but would make an impressive dining room/playroom with patio doors opening out to the garden. Upstairs are five bedrooms, the second of which has access to a beautiful balcony and the main bedroom with an en-suite. There is also a useful wetroom that services the first floor.



1 Arimoor Gardens



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Ground Floor

Utility Room 9'6" x 6'5"

WC 9'2" x 6'0"

Reception Room 2 14'7" x 13'7"

Kitchen 12'5" x 11'7"

Reception Room 1 19'08" x 15'06"

First Floor

Bedroom 1 10'5" x 14'9"

En-suite

Bedroom 2 11'9" x 13'2"

Bedroom 3 9'10" x 12'8"

Bedroom 4 9'9" x 9'5"

Bedroom 5 6'6" x 11'9"

Bathroom 11'4" x 6'2"

Outside

Beyond the electric gates there is a driveway for multiple vehicles and access to the garage and stone shed. A side gate leads to the gravelled path and onto the rear, where there is a raised deck spanning the length of the house, taking advantage of the open views across the countryside. There is a gravel path below leaving the perfect space for a washing line, and some plant pots.

Services:

Mains electricity, water and drainage, gas and solar panels (with early tariffs). Superfast broadband is connected.

Council Tax Band: E

Tenure: Freehold

Agent's Note: The lane is owned by this property with ROA over for one neighbour to get to their property and farmer access over the driveway to his field.



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VIEWING:

Strictly through the vendor's sole agents

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