



4 Orchard Road, Brixton PL8 2FE

Guide Price £675,000



## Accommodation

Front door leading to an Entrance Hall with a window to the front, Karndean flooring, under stairs storage cupboard and downstairs cloakroom which is fitted with a corner pedestal hand basin with mixer tap and tiled splashback and a low level WC. Doors then lead from the entrance hall to the following: To the front of the house is a Home Office which could also be used as a downstairs bedroom and has a window to the front and is fitted with a range of built-in office units including a desk, drawers, cabinets and shelving. To the other side of the entrance is the Sitting Room which is a lovely, spacious room with two windows to the front and a door leading on to the Dining Room which benefits from French windows leading out to the garden. A further door leads to the Kitchen/Family Room which has a window and French windows to the rear and is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under including a 1½ bowl sink unit with mixer tap, six-ring AEG gas hob with extractor over, built-in AEG double oven, wine cooler, integral dishwasher and fridge/freezer. There is an island with cupboards, ample space for table, chairs and a small sofa if required, making this room a family hub.

A door leads to the Utility Room which has a part glazed door to the side, tiled floor and is fitted with wall and base units with cupboards under incorporating a single drainer sink unit with mixer tap, space and plumbing for a washing machine and tumble dryer and a cupboard housing the wall mounted Ideal Logic gas fired boiler.

Stairs rise from the entrance hall and turn to the spacious galleried first floor landing which has a window to the front, double-size airing cupboard, access to the loft space and doors to all bedrooms. The Master Suite comprises a bedroom with two windows overlooking the rear garden and built-in mirror-fronted wardrobes along one wall, in addition to an En-Suite Bathroom which has a frosted window to the rear, fully tiled floor and walls, and is fitted with a matching suite comprising a panelled bath with mixer tap, pedestal hand basin with mixer tap and low level WC, along with a fully tiled shower cubicle, heated towel rail and useful mirror-fronted bathroom cabinet. The remaining three bedrooms are all doubles and each is fitted with a range of built-in wardrobes. The Family Bathroom has a frosted window to the side and fully tiled floor and walls, and is fitted with a matching suite comprising a panelled bath with mixer tap, pedestal hand basin with mixer tap and low level WC, in addition to a fully tiled shower cubicle and heated towel rail.



## Outside

To the front of the property is an enclosed garden area comprising an area of lawn (astroturf) with a feature wishing well which is planted with a lovely display of colour, in addition to a well-established shrubbery. A pathway leads to the front door and around the side of the house with steps leading up to the utility room. The driveway is located to the side, providing parking space for two vehicles, with the Double Garage behind.

The Garage has two electric up and over doors to the front, a pedestrian door to the side and skylight. It is currently set up as a studio with an extensive range of built-in cupboards, carpeted flooring, power and light. In addition the battery storage system for the photovoltaic panels is located here. To the rear of the garage there is a fantastic Hot Tub Room with a light well to the ceiling, glazed door to the side and glazed bi-fold doors to the rear, enabling one to open up the room to the garden. There is a jacuzzi hot tub with lighting and speakers and custom-made steps leading up to it. The room also benefits from a fully tiled floor with underfloor heating.

The rear garden has been beautifully landscaped for maximum usability to include paved patios and a lawn (astroturf) on shallow tiers with sleeper-edged steps, raised borders planted with a range of mature shrubs and plants including a gorgeous display of Arum lilies, in addition to roses, hydrangeas and azaleas. There is a covered pergola located ideally to enjoy the evening sun, perimeters are hedged and fenced, and there is outside lighting throughout.

**Local Authority:** South Hams District Council

**Council Tax:** Band F

**Tenure:** Freehold

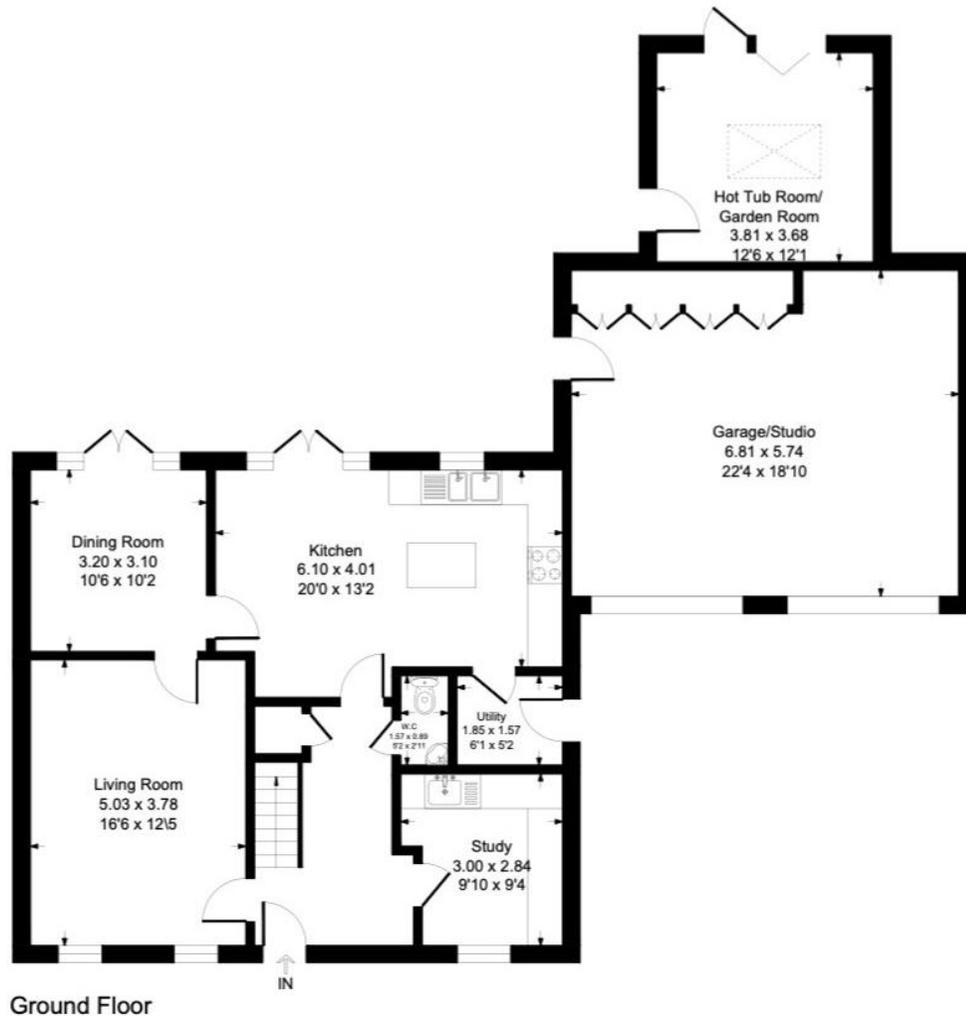
**Services:** Mains gas, electricity, water and drainage. Central heating and hot water provided by Ideal Logic gas fired combi boiler located in kitchen. Photovoltaic panels on roof; battery energy storage system located in garage. Broadband and mobile signal: <https://checker.ofcom.org.uk/>.

**Parking:** Driveway parking for two vehicles plus double garage (currently used as a studio).

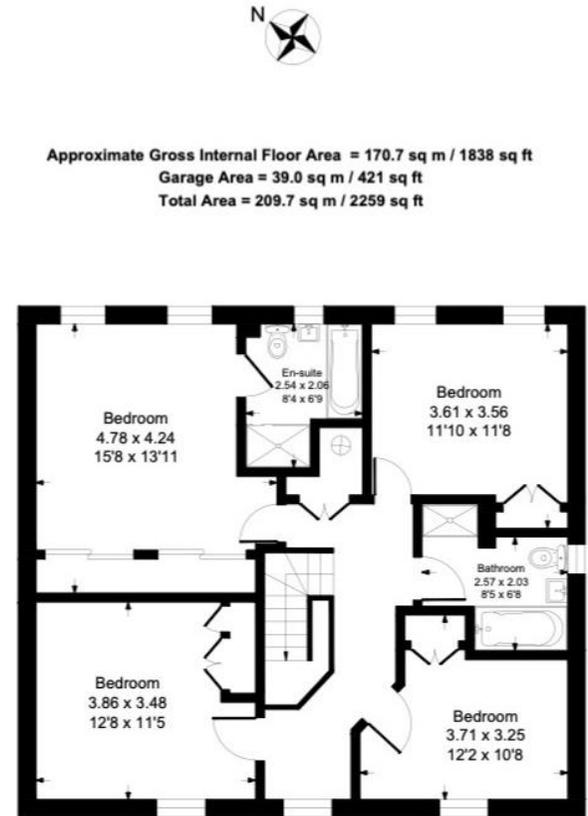
**Construction:** Standard.



Score	Energy rating	Current	Potential
92+	A	101 A	102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approximate Gross Internal Floor Area = 170.7 sq m / 1838 sq ft  
 Garage Area = 39.0 sq m / 421 sq ft  
 Total Area = 209.7 sq m / 2259 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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