



Peter  
Buswell  
Independent Family Estate Agents

# A Luxury Home in Cranbrook

£1,195,000

🛏️ 4 🪑 3 🛋️ 2



Step into a world of luxury and modern elegance with this newly built 4-bedroom, 3-bathroom detached home, offering just under 1,900 sq ft of exquisitely finished living space. Designed with meticulous attention to detail, this home perfectly blends contemporary style with functional living, ideal for today's discerning buyer.

**Ground Floor** – The private gated driveway offers ample parking alongside a detached double garage. Enter through the panelled front door into a bright tumbled limestone hallway. To the left, a bespoke Shaker-style kitchen awaits, featuring Neff and Bosch integrated appliances, including a Neff Graphite slide-and-hide oven, combi oven, microwave, Bosch fridge freezer, and an AEG wine cooler. The Quartz Calacatta Gold worktop with matching splashback adds elegance, while the hidden extraction system and 80cm Neff induction hob enhance the modern look. A boiling water tap and waste disposal unit make the space both stylish and functional. Adjacent is a separate utility room with Bosch washer and dryer. The spacious living room and study feature engineered oak flooring with underfloor heating throughout. A downstairs WC with a fluted wooden vanity unit and stone basin is also provided.

**First Floor** – Ascend the staircase to find plush carpeting throughout. The master bedroom features fitted wardrobes and a luxurious ensuite wet room with marble tiles and a smoked oak double vanity unit. Bedroom two also offers fitted wardrobes and a private ensuite. Two additional bedrooms share a beautifully tiled family bathroom.

**External** – The southeast-facing garden, with a large patio, is perfect for al fresco dining. Outside taps and electrical sockets add convenience.

**Modern Features** – TV and data points in every room, high-speed fibre optic cabling, and an eco-friendly AAA-rated air source heat pump complete this modern, energy-efficient home.





Total area: approx. 197.0 sq. metres (2120.3 sq. feet)

- FOUR BEDROOM DETACHED INTERIOR DESIGN HOME
- STUNNING SOUTH FACING REAR GARDEN WITH EXTENSIVE PATIO
- SEPERATE UTILITY ROOM
- AAA-RATED AIR SOURCE HEAT PUMP
- EPC RATING N/A
- STUNNING BESPOKE KITCHEN WITH QUARTZ CALACATTA WORKTOPS
- PRIVATE GATED ENTRANCE
- DETACHED GARAGE WITH ELECTRIC ROLLER DOOR
- THREE BATHROOMS
- COUNCIL TAX BAND - AWAITED

