



The Paddock Hallfieldgate Lane
Shirland Alferton



Property Description

" VIEWING A MUST " Situated in a popular residential location this individually designed detached family home has been built to a high specification with an enviable energy rating of B. To the ground floor with under floor heating throughout the accommodation comprises; Entrance hall, cloakroom and study. Stunning dining kitchen with bi-fold doors to creating a continuous transition between the home and garden. Utility room and spacious Lounge with Log burner. To the first floor the galleried landing has central chandelier and provides access to four double bedrooms. The master suite has sitting area , dressing room and en-suite. Three further bedrooms and family bathroom. Outside are gardens to the front and rear with security lighting, a driveway provides vehicle standing space and in turn leads to the deceptively large Garage which has an electric up and over door.

Entrance Hall

9' 1" x 16' (2.77m x 4.88m)

Impressive and spacious entrance hall with under floor heating and glazed porcelain floor tiles, has stairs rising to the first floor with an oak balustrade with glass panels .Solid oak doors lead to the study, living room, ground floor W.C., and dining kitchen.

Cloakroom

Fitted with a vanity unit with wash hand basin over, close coupled WC, tiled floor and extractor fan.

Study

12' 1" x 7' 9" (3.68m x 2.36m)

Having solid wood frame double glazed window with fitted venetian blinds to the front elevation, TV phone and internet points, under floor heating and pendant light fitting.

Dining Kitchen

21' 7" x 18' 4" (6.58m x 5.59m)

Having the wow factor, designed for entertaining and being the heart of the home this bespoke kitchen is a feature of this home. This stunning kitchen is fitted with a range of wall units with display shelving and under unit lighting, base units with quartz work surfaces over. Large central island incorporating a double bowl sink unit with boiling water tap providing instant hot water.

Other benefits include a five- ring range cooker with extractor fan over, integrated Neff dishwasher, integrated American style fridge and freezer. Glazed porcelain floor tiles with under floor heating. Solid wood double glazed bi-fold doors spanning the full width of the kitchen overlook the rear elevation providing a seamless flow to the rear patio and garden area. Four sky light windows allow for plenty of natural lighting into the room. Inset spot lights to the ceilings and double glazed solid oak doors lead into the lounge and a further solid oak door to the utility room.

Utility Room

8' 3" x 7' 5" (2.51m x 2.26m)

Fitted with full height larder cupboards and base units with quartz work surfaces over incorporating a single drainer sink unit with mixer tap, extractor fan and plumbing for a washing machine and space for a tumble drier. Cupboard housing the Ideal gas heating boiler. Light fitting and a solid oak door opens to the Garage.

Lounge

26' 8" x 13' 1" (8.13m x 3.99m)

Exceptionally spacious living area with solid wood frame double glazed window to the front and solid wood frame double glazed French style doors open to the rear patio. The focal point of this room is a log burner set on a recessed tiled hearth. Also benefiting by having under floor heating, TV point and two pendant light fittings, This dual aspect Lounge has double glass doors to the Dining Kitchen.

First Floor Accommodation

Landing

14' 3" x 10' 3" (4.34m x 3.12m)

The fabulous landing has oak style balustrade with glass panels, central chandelier and recess lighting. Cylinder cupboard with airing space. Solid oak doors provide access to each of the four double bedrooms and the family bathroom.

Master Suite

7' 2" extending to 13' 2" x 21' 7" (2.18m extending to 4.01m x 6.58m)

The master suite has a lounge area with TV point and wall mounted TV, two solid wood double glazed windows, each with fitted blinds, overlooking the rear elevation, two pendant light fittings and central heating radiator with an individual electronic

thermostat. Open plan access to the dressing room;.

Dressing Room

8' 7" x 12' 8" (2.62m x 3.86m)

(The second measurement has been taken to the maximum.) This fabulous dressing room has a range of fitted wardrobes providing shelving and hanging space, with central heating radiator and a solid oak door leading to the en-suite.

En-Suite

4' 9" x 8' 8" (1.45m x 2.64m)

Double shower cubicle with rainfall shower, wall mounted wash hand basin with vanity unit and low flush W/C and extractor fan. Fully tiled to the walls and floor. Heated towel rail and solid wood frame opaque double glazed window to the front with fitted venetian blinds..

Bedroom Two

13' x 11' 7" (3.96m x 3.53m)

The second measurement has been taken to the front of the double fitted wardrobes along one wall which provide shelving and hanging space. Wall TV point with TV, pendant light fitting, central heating radiator, solid wood frame double glazed window to the front and access to the available roof space.

Bedroom Three

13' x 10' 6" (3.96m x 3.20m)

The second measurement has been taken to the front of the fully fitted wardrobes along one wall which provide shelving and hanging space. Wall TV point, pendant light fitting, central heating radiator and solid wood frame double glazed window to the rear.

Bedroom Four







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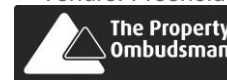
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Tenure: Freehold



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