



BIRCH HOUSE, 21A MAIN STREET, MARSTON TRUSSELL. LE16 9TY



BIRCH HOUSE, 21A MAIN STREET, MARSTON TRUSSELL. LE16 9TY

ACCOMMODATION

Birch House was constructed in 2021 and included a 10-year NHBC warranty. The executive property benefits from underfloor heating to the ground floor, powered by air source heat pump.

ENTRANCE HALL

The entrance hall is spacious and has the cloakroom leading off along with built in storage cupboard ideal for coats.

CLOAKROOM

Comprising low flush, back to wall w.c., wash hand basin.

KITCHEN

At a generous 39 feet in length, this space caters for all uses boasting a superb range of bespoke Shaker style base units with Silestone preparation surface over, inset one and a half bowl sink with mixer tap over, integrated dishwasher, breakfast bar with integrated wine cooler beneath, further range of base units with Silestone surface over, pendant lighting. Plumbing and space for American fridge freezer with storage units above, range of complementary eye level units with under unit concealed lighting, central island unit with two Miele electric ovens, Miele induction hob with ceiling mounted extractor fan, oak lined drawers with Silestone preparation surface over, living area with walled mounted tv point and bi-fold doors opening out onto the patio, dining area with ample space for table, windows to side, rear and front elevations fitted with custom made slatted blinds, underfloor heating, ceramic tiled floor, low voltage halogen spot lighting to ceiling. Door

The sitting room is of generous proportions and features a bespoke wall treatment incorporating contemporary fire and facility for wall mounted tv. There is direct access onto the patio.

UTILITY ROOM

Space and plumbing for white goods, double base unit with preparation surface over with inset sink. Tiling to floor with underfloor heating, part glazed door leading to outside.

STUDY

To the front of the property and is ideal for home working.

SITTING ROOM

Contemporary bespoke wall treatment, housing electric piano style, remote controlled fire, fittings for wall mounted tv., display cutouts, French doors leading out onto the patio, low voltage halogen spots to ceiling, underfloor heating.

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Class and oak balustrade, window to front elevation with custom fitted slatted blind, full height cupboard housing Megaflow water tank, low voltage halogen lighting to ceiling, loft access.

MASTER BEDROOM SUITE

Window to rear elevation with custom fitted slatted blind.

DRESSING ROOM

Custom fitted and comprising hanging rails, numerous drawer units and shelving, window to rear elevation with custom fitted slatted blind, low voltage halogen lighting.

EN-SUITE SHOWER ROOM

Well appointed, with Porcelanosa tiling to dado height, fully tiled double shower enclosure with fixed glazed screen, rainwater fixed shower head along with flexi hose shower. Illuminated cutouts for toiletries, wall hung Villeroy & Boch sanitaryware to include, oversized sink inset into two drawer vanity unit, wall hung w.c., with chrome flush plate, chrome shaver point, wall mounted heated towel rail, ceramic tiled floor, underfloor heating.

EN-SUITE SHOWER ROOM

Porcelanosa tiling to dado height, fully tiled double shower enclosure with fixed glazed screen, rainwater fixed shower head along with flexi hose shower, wall hung Villeroy & Boch sanitaryware to include oversized sink inset into two drawer vanity unit, wall hung w.c. with chrome flush plate, chrome shaver point, wall mounted heated towel rail, ceramic tiled floor, underfloor heating, obscure glazed window to side elevation.

BEDROOM THREE

Window to front elevation with fitted blinds.

EN-SUITE SHOWER ROOM

Well appointed, with Porcelanosa tiling to dado height, fully tiled double shower enclosure with fixed glazed screen, rainwater fixed shower head along with flexi hose shower. Illuminated cutouts for toiletries, wall hung Villeroy & Boch sanitaryware to include oversized sink inset into two drawer vanity unit, wall hung w.c., with chrome flush plate, chrome shaver point, wall mounted heated towel rail, ceramic tiled floor, underfloor heating.



BEDROOM FOUR

Window to front elevation with fitted blinds.

FAMILY BATHROOM

Porcelanosa tiling to dado height. Three piece suite comprising panelled bath with wall mounted shower fitment over and fixed glass screen, fully tiled surround, wall hung Villeroy & Boch sanitaryware to include oversized sink inset into two drawer vanity unit, wall hung w.c. with chrome flush plate, chrome shaver point, wall mounted heated towel rail, ceramic tiled floor, underfloor heating, obscure glazed window to side elevation.

EPC = B



GARAGE

Electronic up and over door, power and light in this double height space.

GARDEN

To the rear of the property a brick wall marks the boundary to two elevations whilst a close boarded timber fence marks the boundary to the right hand side. A spacious patio area adjoins the kitchen and sitting room making it ideal for all outdoor entertaining and al-fresco dining. The garden is predominantly lawn for ease of maintenance. The property benefits from external lighting to the rear, external tap and electrical sockets and bespoke railings to the steps.

Particulars prepared May 2024

Naylors Estate Agents

12 The Square, Market Harborough, Leicestershire LE16 7PA

sales@naylorsestateagents.com

naylorsestateagents.com

01858 45 00 20

Make the move

