



Kirton Road, Greetwell



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OFFERS IN THE REGION OF £950,000



## Key Features

- STATEMENT FAMILY HOME
- APPROX 1.5 ACRE GARDENS
- 11M SWIMMING POOL
- 10M GARAGE
- DISCREETLY SITUATED
- EPC RATING C
- FREEHOLD





Birchwood house reveals itself by gentle degrees. The first glimpse from the tree lined drive hints at the generous welcome beyond and the broad neo-georgian frontage, set beyond impressive lawned grounds, confirms you are truly home. The home is defined by light - the kitchen has 5 windows alone - and there is an easy flow through the ground floor which caters for both the social and more private moments of family life. The first floor includes 2 stunning suites together with a further 3 double bedrooms and substantial family bathroom.

The home is designed for easy socialising and the 11m pool in its bespoke Pool house shouts of both boisterous family gatherings and long summer days of gentle relaxation.

Inevitable family members and guests are well catered for by extensive reception parking and the 10m Garage is ideal for both the car enthusiast and hobbyist alike.

Birchwood house - for ever home.

#### ENTRANCE 1.82m x 2.91m (6'0" x 9'6")

An impressive portico leads to the dual aspect entrance with radiator, cornice, oak style flooring and opening to the Hall.

#### RECEPTION HALL 3.97m x 4.41m (13'0" x 14'6")

A most welcoming space with bespoke oak return staircase with cupboard under, cornice, vertical radiator and oak style floor.

#### CLOAKROOM 1.4m x 1.77m (4'7" x 5'10")

A fully tiled room with modern suite to include a close coupled wc, rectangular wall mounted basin, double glazed window and radiator.

#### LIVING ROOM 4.23m x 7.46m (13'11" x 24'6")

A beautifully lit dual aspect room with French doors connecting to the rear terrace, cornice, 2 radiators and light timber fire surround with marbled back and hearth and inset electric fire.



#### STUDY 2.79m x 4.23m (9'2" x 13'11")

A flexible room suited to use as a workspace, playroom or music room with cornice, oak style flooring and two window overlooking the landscaped gardens.

#### SITTING ROOM 3.97m x 4.4m (13'0" x 14'5")

A more intimate dual aspect retreat linked to the terrace by French doors.

#### DAY ROOM / DINING ROOM 4.22m x 4.52m (13'10" x 14'10")

Ideal for both informal and formal family celebrations with 2 windows to the rear.

#### UTILITY 2.72m x 2.72m (8'11" x 8'11")

A practical everyday entrance with fitted contemporary style grey fronted units with contrasting tops and doors to both the front and rear, a water softener is included. Allows access to the kitchen and day room.

#### KITCHEN 5.11m x 5.22m (16'10" x 17'1")

An outstandingly generous dual aspect space for both easy socialising and for the serious home chef, appointed with an extensive range of high and low grey fronted units with contrasting worktops with large central island and adjoining breakfast bar. There is a range of integrated appliances including dishwasher, American style fridge/freezer, and electric range with steel splashback and chimney extractor over. There is also a cupboard housing a gas fired boiler serving the ground floor central heating, together with plumbing for an automatic washing machine and 2 radiators.

#### GALLERY LANDING

Centrally situated with 2 storage cupboards, one housing the gas boiler which serves the first floor central heating and hot water cylinder, radiator, access to the main roof space and to the inner landing.

#### MASTER SUITE

##### BEDROOM 5.39m x 7.33m (17'8" x 24'0")

An indulgent dual aspect room with fitted wardrobes and shelving with sliding doors to one wall together with a further large, fitted display unit with low level cupboards. The room includes 4 radiators, spot lighting and oak style flooring.

#### EN SUITE









Appointed with a modern suite in white to include a rectangular wall mounted wash hand basin, close coupled wc, full width panelled and glazed shower enclosure, radiator, panelled ceiling, window to the rear, non slip flooring and spotlights.

#### GUEST SUITE

**BEDROOM 4.25m x 4.79m (13'11" x 15'8")**

A delightful rear facing double room with built in wardrobes, wall mounted electric fire, wall mounted TV, laminated flooring, two windows to the rear and a rounded archway leading to **DRESSING ROOM 2.15m x 2.17m (7'1" x 7'1")**

Fitted with hanging cupboards, radiator and window to the rear.

**EN SUITE 1.96m x 2.71m (6'5" x 8'11")**

A further fully tiled room with wet room area with fixed glazed screen, vanity basin, close coupled wc, panelled ceiling with spotlights, radiator, window to the rear and non slip flooring.

**BEDROOM 3 2.74m x 4.24m (9'0" x 13'11")**

A forward-facing double room with radiator, coving, two windows to the front and fitted double wardrobe.

**BEDROOM 4 2.61m x 3.56m (8'7" x 11'8")**

A further forward-facing room with built in double wardrobe, two windows to the front and radiator.

**BEDROOM 5 2.77m x 4.3m (9'1" x 14'1")**

The final double room with 2 windows to the rear, radiator and coving.

**BATHROOM 4.42m x 2.7m (14'6" x 8'11")**

(MAXIMUM MEASUREMENTS) A distinctive family bathroom including corner bath with shower attachment, vanity basin, close coupled wc, panelled and glazed shower enclosure with both rainwater head and handheld attachment, tiled floor, panelled ceiling with spot lights, chrome radiator, Linen cupboard, additional hanging cupboard, two windows to the front and tiled floor

#### OUTSIDE

The property is discreetly approached over a long conifer lined drive which leads, via electronically controlled iron gates, to the curving main drive and onto to the generous reception area and to the garage beyond. The remainder of the front is laid to a substantial lawn defined by sculptured cypresses and screen by a small copse of natural trees. There are mature shrub borders together with both a large timber garden store and a substantial

timber summer house. A west facing deck provides an excellent vantage point. The lawn continues to the side of the property where there is potential space for a tennis court. Immediately to the rear of the home there is a broad flagged terrace which links to the pool house.

#### POOL HOUSE

**POOL ROOM 8.24m x 18.6m (27'0" x 61'0")**

A purpose-built brick and tile space housing the 11m pool which has a maximum depth of 9 feet and is set into broad tiled walkways. In addition to the french doors there are a total of 9 deep windows to 2 aspects and the vaulted ceiling is panelled in uPvc. A decorative screen wall with 2 arched windows opens to the CHANGING AREA.

**SEATING AREA/CHANGING ROOM 6.65m x 6.64m (21'10" x 21'10")**

(INC BOILER ROOM) A practical tiled area with modern steel multi fuel stove and access to the changing area with wet room and toilet. There is an additional boiler room which houses the pool heating system and controls for the 20 solar panels on the roof of the pool house. The Pool house is also served by 2 air source heat pumps.

**GARAGE 9.35m x 10.38m (30'8" x 34'1")**

A substantial brick and tiled building ideal for the avid motorist or keen hobbyist with twin electrically operated up and over doors, electric light and power and stairs lead to the first floor storage area which could easily become additional work space if required.

#### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

#### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND G. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

#### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

#### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

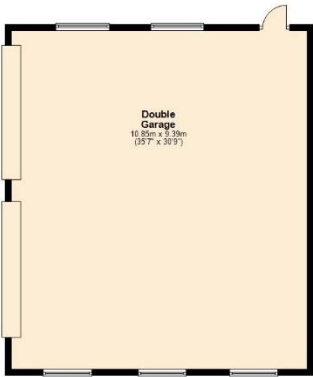
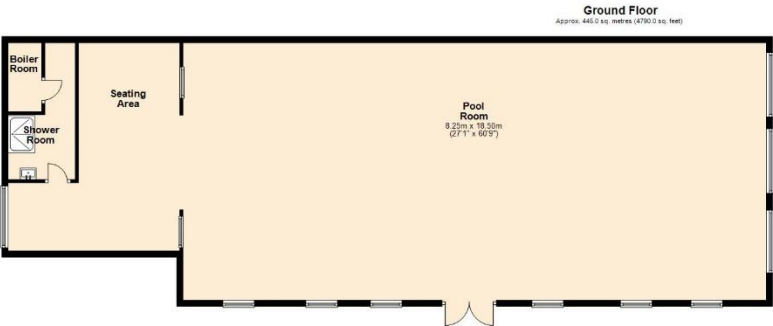







SERVICES

The property is served by mains gas, electricity, water and drainage and benefits further from a BT telephone line. We understand that the internet speed is 50mbps supplied by BT. Services not tested.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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