



Luscombe



Luscombe Maye

Since 1873

Church Walk, Avonwick, South Brent TQ10 9EJ

£900,000

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Luscombe Maye are delighted to bring to market Lower Moor, an immaculately presented five bedroom detached property with large living room, conservatory, two bathrooms, large kitchen/dining area, double garage and sizeable south facing garden with views across the local landscape. This property is light and airy throughout and would make a very comfortable home for a large family, it benefits from solar panels which contribute to nearly half of the annual electric running costs. This spacious family home comprises of a large dual aspect living room with feature wood-burning stove. A sliding door takes you into the conservatory with French doors onto the patio. The kitchen/dining area features triple aspect views across the garden and local landscape, it benefits from integrated appliances including an electric hob, mid-level double electric oven and grill, dishwasher and washing machine. Corian style worktops compliment the modern white cabinetry. The dining area has space for a large table and chairs to sit, relax and enjoy the views. A sliding door leads onto the patio. There is a ground floor WC, a storage cupboard and a door to the double garage, with remote controlled electric up-and-over door, which houses the oil fired combination boiler and offers a good amount of storage space. On the first floor you will find the dual aspect master bedroom with fitted wardrobes and ensuite shower room with washbasin and WC. There are three further bedrooms and a family bathroom on this floor. From the large hallway window, views of Brent Hill greet you at the top of the stairs. The top floor boasts a versatile space which could be a guest suite, or a children's games room with bedroom and lounge area with storage that could be converted to an ensuite. There are numerous UPVC Velux windows throughout this floor to maximise the light. Outside the property, to the front, there is a driveway with parking for several vehicles and side access gates to the rear garden. The large patio wraps around the house giving many areas to enjoy alfresco dining or simply relax and enjoy the garden and countryside views. The garden, circa 0.31 acres, benefits from a large area of lawn bordered by a colourful array of mature shrubs and trees, the mature trees are in a naturalised woodland area. There are raised planters for your own kitchen garden, including soft fruit and vegetables, a summerhouse with composite decking and a greenhouse. You will also find the oil tank and space for bin storage.



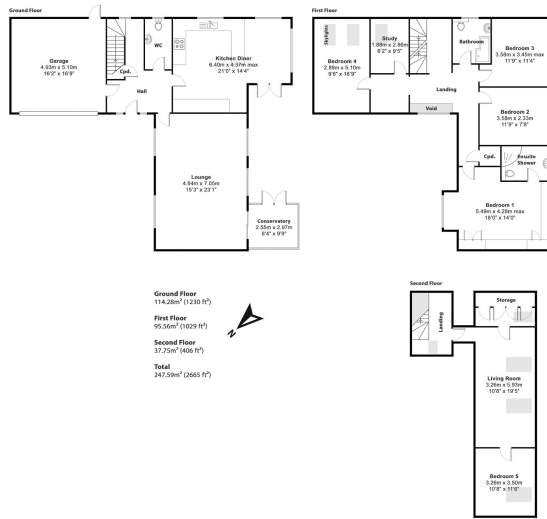
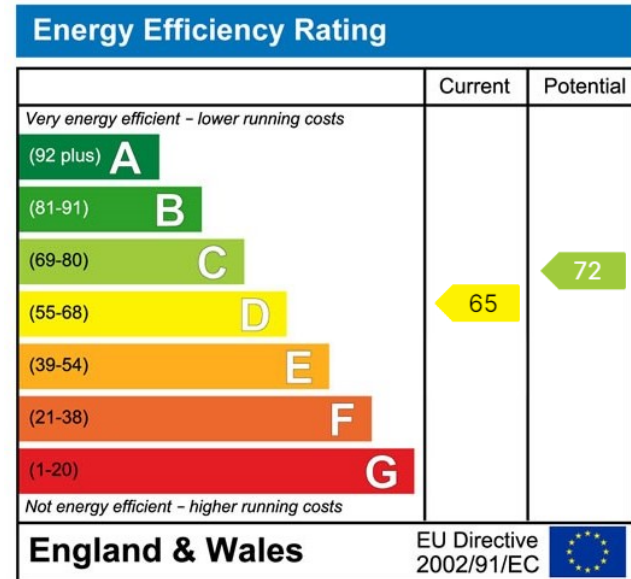


Illustration for identification purposes only, measurements are approximate, not to scale.

- Large Family Home
- Beautiful Views Of The Devon Landscape
- Five Bedroom Detached Property
- Two Bathrooms
- Double Garage & Driveway
- Parking For Several Vehicles
- Large Living Room with Wood Burning Stove
- Large South Facing Garden
- Conservatory
- Solar Panels



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.