



Thornley Park Road
Grotton, OL4 5QT

Offers over £700,000



There's no agent like home

This stunning and meticulously maintained five-bedroom detached dormer bungalow offers the perfect blend of luxury and comfort in the highly desirable area of Grotton. Situated in a quiet, sought-after residential neighborhood, this exceptional property enjoys easy access to local amenities, transport links, and picturesque rural landscapes, including the popular Dovestone Reservoir and surrounding scenic walking trails.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the spacious layout throughout. The living room provides a cosy yet refined atmosphere, ideal for relaxation or entertaining guests. At the heart of the home lies an impressive, open-plan kitchen featuring high-quality integrated appliances, a coordinating island, and ample storage space. The kitchen effortlessly flows into a bright and airy lounge and dining area, perfect for family gatherings or entertaining friends. Two sets of sliding doors lead to the beautifully landscaped rear garden, enhancing the indoor-outdoor connection and flooding the living spaces with natural light.

The ground floor accommodates four generously sized bedrooms, each designed for comfort and versatility, with one bedroom boasting its own en-suite WC for added convenience. A stylish family shower room serves the other bedrooms, showcasing modern fixtures and finishes.

The first floor is dedicated to the luxurious fifth bedroom suite, complete with a private dressing room that could also serve as a sixth bedroom if desired with a contemporary en-suite shower room, offering a secluded and spacious retreat.

Externally, this property impresses with its well-manicured front lawn and a large block-paved driveway, providing ample parking space for multiple vehicles. The enclosed rear garden is a highlight, featuring an expansive paved patio area perfect for al fresco dining, a raised lawn surrounded planted borders for a touch of greenery, and ample space for outdoor activities and relaxation.



GROUND FLOOR

Hall

Door to front, two radiators, stairs leading to first floor, doors leading to:

Living Room 16'4" x 13'7" (4.98m x 4.14m)

Double glazed box window to front, feature fireplace with electric fire, two radiators.

Kitchen Area 16'11" x 13'2" (5.15m x 4.01m)

Fitted with a matching range of base and eye level units with worktop space over, matching island and breakfast bar area with inset sink with Quooker tap, integrated tall fridge, integrated tall freezer, integrated dishwasher, built-in eye level oven and combi microwave , built-in hob with extractor hood over, built-in wine fridge, double glazed sliding door leading out to rear garden, door to utility, open plan to:

Dining Area 8'4" x 11'11" (2.54m x 3.62m)

Double glazed window to side, radiator, open plan to:

Lounge Area 8'3" x 15'1" (2.52m x 4.59m)

Radiator, double glazed sliding doors leading out to rear garden.

Utility Room 7'6" x 9'4" (2.29m x 2.85m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, radiator, door leading out to rear.

Bedroom 1 16'11" x 8'8" (5.15m x 2.64m)

Double glazed window to rear, radiator, door leading to:

En-suite WC

Two piece suite comprising wash hand basin and low-level WC, heated towel rail.

Bedroom 2 15'6" x 8'8" (4.72m x 2.64m)

Double glazed full length window to front, double glazed window to side, radiator.

Bedroom 3 13'10" x 9'2" (4.21m x 2.79m)

Double glazed window to front, radiator.

Bedroom 4 12'2" x 9'4" (3.70m x 2.84m)

Double glazed box window to front, radiator.

Shower Room 5'9" x 9'4" (1.75m x 2.85m)

Three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, heated towel rail.

FIRST FLOOR

Landing

Skylight, doors leading to:

Bedroom 5 11'0" x 13'3" (3.36m x 4.05m)

Double glazed velux window, radiator, door to eaves storage.

Dressing Room/Bedroom 6 8'0" x 17'0" (2.44m x 5.18m)

Double glazed window to front, skylight, (planning permission granted for large dormer window), radiator, door to eaves storage, door leading to:

Shower Room 7'11" x 5'1" (2.42m x 1.54m)

Three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, double glazed velux window, heated towel rail.

OUTSIDE

Well maintained lawn and spacious block paved driveway to the front providing ample off road parking with EV charger. Enclosed good sized garden to the rear with large paved patio area leading to raised lawn with planted borders.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

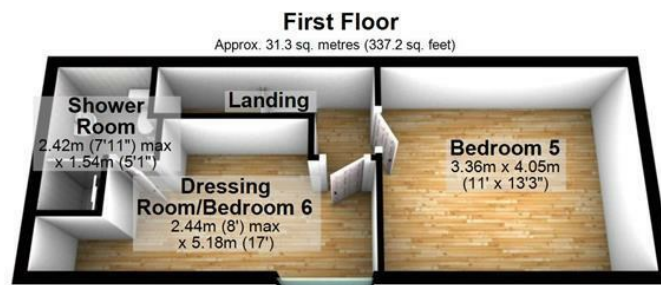
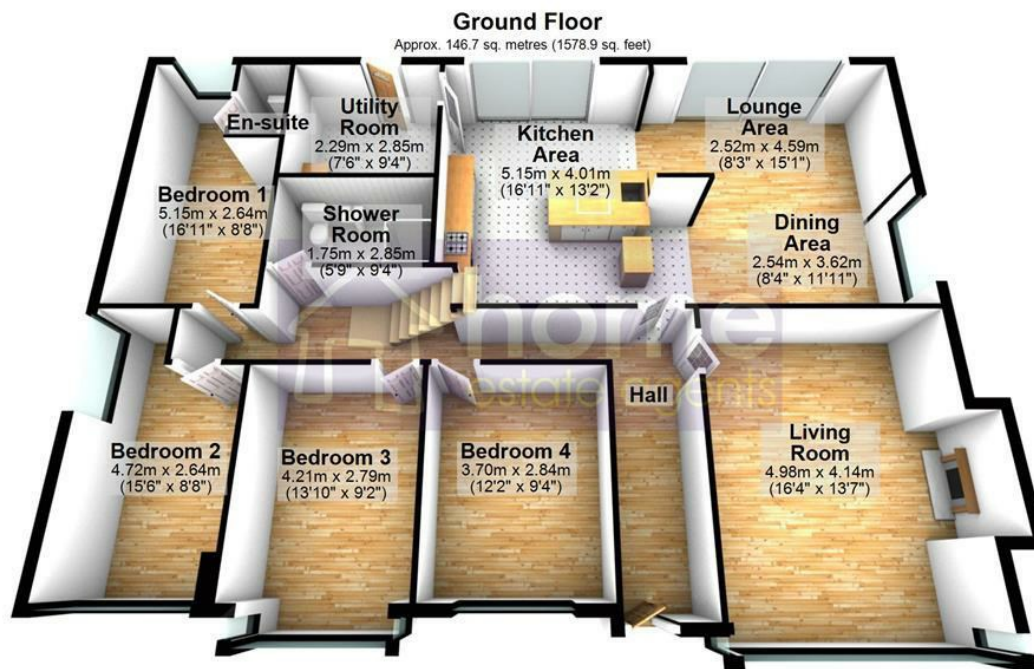
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your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 178.0 sq. metres (1916.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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