



4

Bedrooms



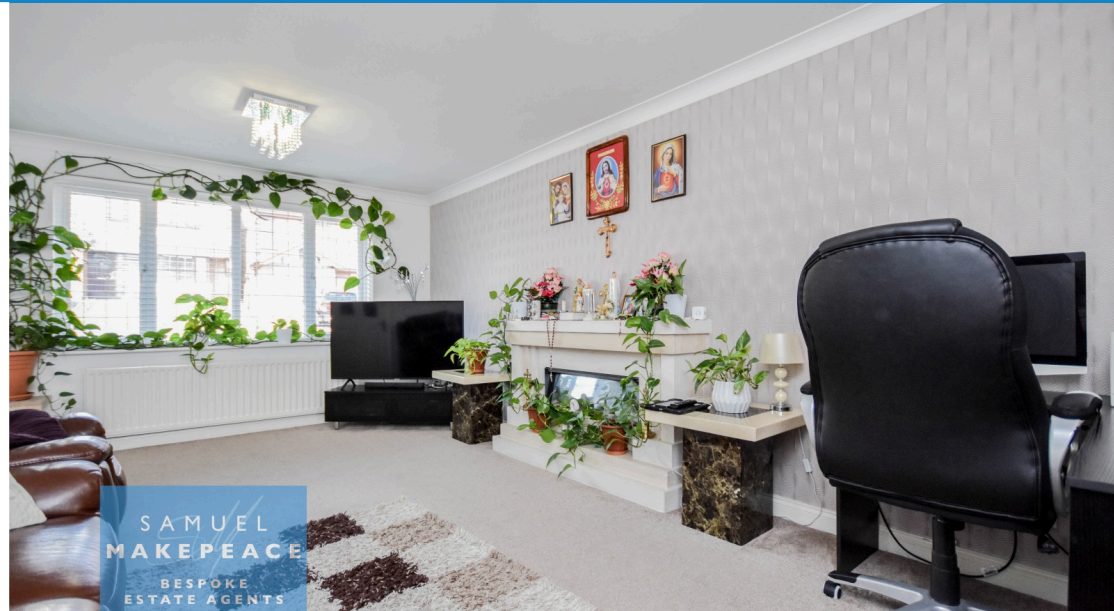
2

Bathrooms

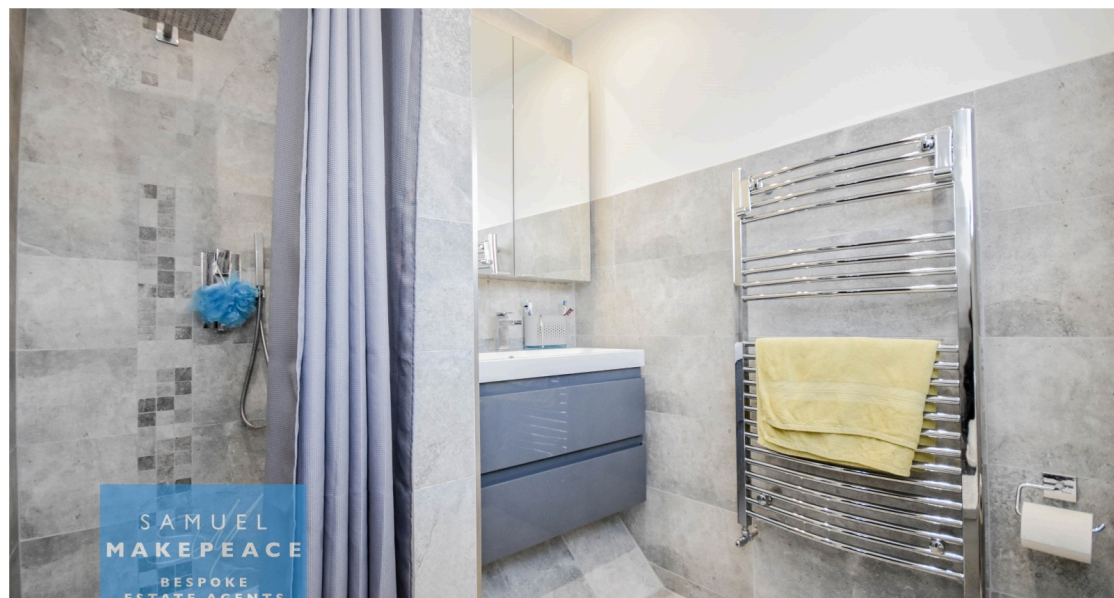


2

Receptions

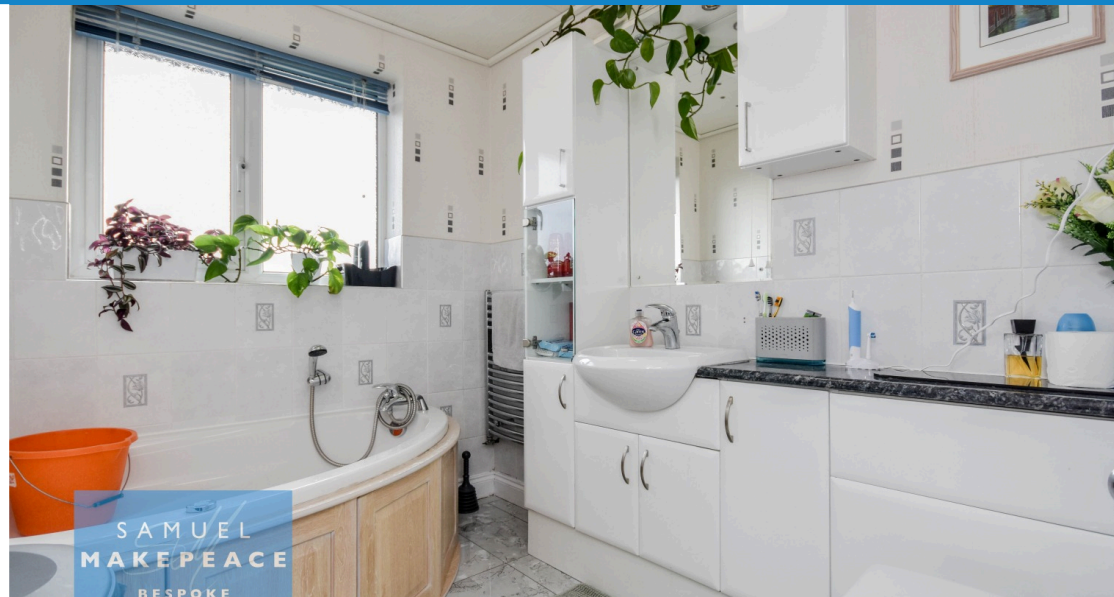


- CORNER PLOT with EXTENSIVE DRIVEWAY, CAR PORCH & CAR ELECTRIC CHARGER
- WELL PRESENTED THROUGHOUT
- TWO LARGE RECEPTION ROOMS & FURTHER CONSERVATORY with VIEWS OVER REAR GARDEN
- FULLY FITTED KITCHEN with RANGE COOKER
- HANDY GROUND FLOOR WC & INTERNAL ACCESS TO GARAGE
- FOUR DOUBLE BEDROOMS with MAIN HAVING SHOWER ENSUITE
- TILED BATHROOM with JACUZZI BATH TUB
- LOW MAINTENANCE LANDSCAPED REAR GARDEN
- SOLAR PANELS with THREE BATTERIES HELPING CUT COSTS ALL YEAR ROUND

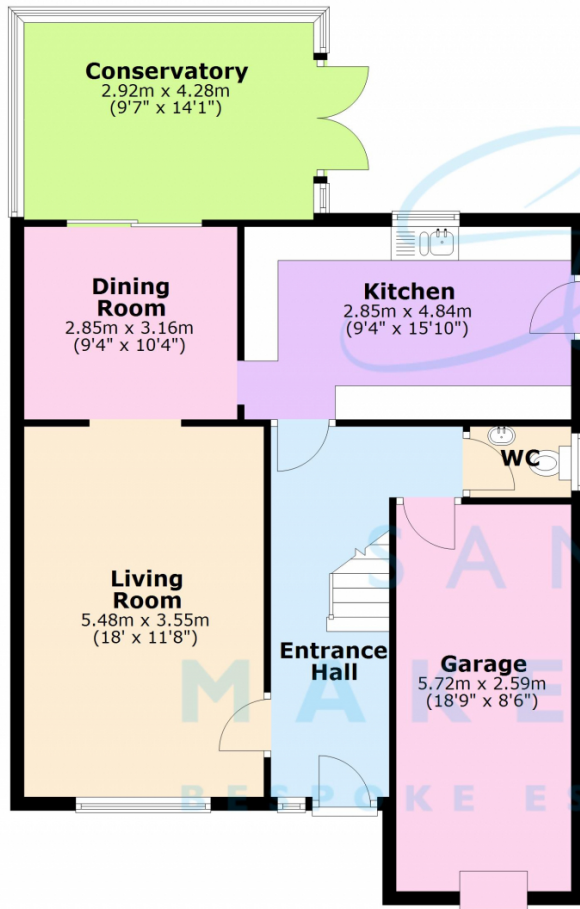


Introducing this **STUNNING FOUR-BEDROOM DETACHED HOME** situated on a **GENEROUS CORNER PLOT** on **Burland Road** in **Waterhayes**. This magnificent property offers an abundance of space, inside and out, designed to provide comfort, convenience, and modern living. Upon arrival, you'll be welcomed by the sheer **expansiveness of the five-car driveway**, complete with a **handy carport** and **electric car charger**, making this home perfect for growing families or those with multiple vehicles. The large corner plot ensures an unparalleled level of privacy and space. Step inside, where the wealth of space continues. The **entrance hall** provides access to all the main rooms of the home. The **spacious lounge** is a true highlight, with its **large window** and a **striking electric fireplace**, creating a warm and inviting atmosphere. Adjacent to this is the **formal dining room**, perfect for family meals or entertaining guests. The **huge conservatory** is a real bonus, offering views over the rear garden and creating a tranquil space to unwind or enjoy some time with family. This additional living area blends seamlessly with the outdoors, providing a truly relaxing escape. The **modern kitchen** is every chef's dream, featuring a **range cooker**, an abundance of **cupboard storage**. For a quieter laundry experience, the **single garage** is cleverly designed to house the **washing machine**, **tumble dryer**, and the **combi boiler**, along with the **solar panel batteries**, ensuring the home runs efficiently and cost-effectively. Thanks to the **solar panels**, your energy bills will be significantly reduced, helping you save while being environmentally conscious. Completing the ground floor is a convenient **downstairs WC**. Upstairs, you'll find **four generously sized double bedrooms**, providing ample space for the whole family. The **main bedroom** is particularly impressive, featuring **built-in wardrobes** and its very own **en-suite shower room**. Bedroom two also benefits from **built-in wardrobes**, ensuring plenty of storage space. The **pristine family bathroom** features a **jacuzzi bath**, transforming your bath time into a spa-like retreat without ever having to leave the house. Outside, the **landscaped rear garden** is a low-maintenance haven, complete with a beautiful **Indian stone patio**, perfect for outdoor dining or relaxing in the sunshine. With no worries about upkeep, this garden is as practical as it is picturesque. This property truly offers the best of both worlds: **luxury, space, and sustainability**. With its vast living areas, modern conveniences, and energy-saving solar panels, it's a home that provides everything your family could need.

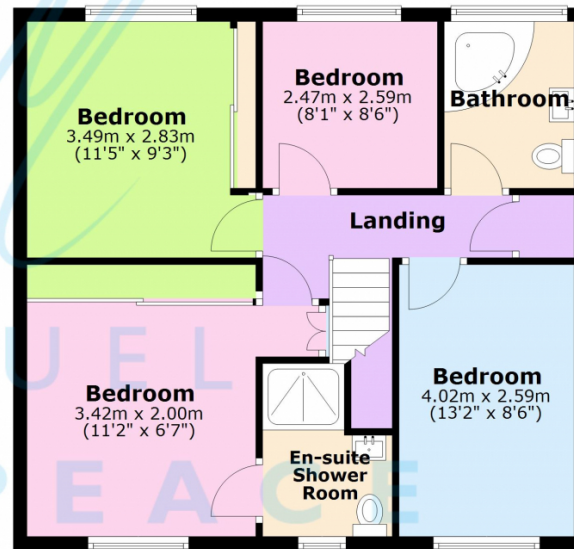
THIS PROPERTY IS WAITING FOR YOU! Call **Samuel Makepeace Bespoke Estate Agents** today to arrange your viewing and secure your slice of paradise!



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 1 Burland Road, ST5

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