



**WEST END ROAD, MAXEY, PE6 9EJ**

**£745,000 FREEHOLD**

A striking and individually designed detached family home in a wonderful setting, a short stroll to lakeside walks within the ever-popular village of Maxey. An architectural feast with versatile accommodation across the two floors, generous southerly facing private gardens and indoor swimming pool.

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Wonderfully situated along an attractive country lane within the ever-popular village of Maxey a short stroll to lakeside walks. Set behind a low brick wall with pillared entrance you cross the extensive block paved driveway flanked by neat lawns and mature trees and up to the bold façade, with modern composite entrance door opening through to:

**ENTRANCE HALL**

An impressive, bright and welcoming reception greets you, finished with tiled flooring and stairs to the first-floor accommodation, understairs storage, radiator and power points.

**BEDROOM**

12' x 8'11 a good-sized double bedroom with UPVC corner window to the front and side aspect, finished with wood effect flooring, radiator and power points.

**SHOWER ROOM**

With frosted UPVC window to the side aspect, comprising a modern refitted three-piece suite, low level WC, wash hand basin set in vanity unit and shower cubicle with shower over, radiator, tiled splash backs and tiled flooring.

**KITCHEN DAY ROOM**

17'3 x 20'8 (L shape) a great space to gather a light room with dual UPVC windows to the rear aspect overlooking the private southerly facing rear gardens, double glazed sliding doors to the side opening through to the garden room. Comprising a range of refitted modern white high gloss base and eye level storage units incorporating solid wood work surface with ceramic sink inset with mixer tap over, integrated oven and four ring hob with extractor fan over, integrated dishwasher, fridge freezer space, breakfast bar, radiator, power points ample space for a dining table, tiled flooring and ceiling spotlights.

**GARDEN ROOM**

10'4 x 11'11 a wonderful garden room bringing the outside in finished in green UPVC opening onto the private southerly facing rear gardens, sliding glass doors opening through to:

**SITTING ROOM**

19'11 x 13' a long light reception room, with UPVC window to the front aspect, radiator, power points and TV point.

**REAR LOBBY**

Finished with wood effect flooring and attractive glass block work, walk in coats cupboard opening through to boiler room with UPVC window to the side aspect and floor mounted boiler.

**UTILITY ROOM**

14' x 9'4 a great addition to the accommodation, with modern composite entrance door to the front, and dual Velux windows to the side, base and eye level storage units, plumbing and space for washing machine, power points and pedestrian door to the garage.

**STUDIO/HOME OFFICE**

19'8 x 13'6 (irregular shape) a versatile room full of natural light with a wall of glass with UPVC sliding patio doors onto the southerly facing rear gardens, and door to the other side, finished with wood effect flooring radiator and power points.

**POOL ROOM**

40' x 15'3 a great pool room with heated swimming pool with tiled surround partially heated by air source heat pump and solar panels with dual UPVC sliding patio doors to the side aspect, Cloakroom with low level WC.

**LANDING**

With recessed airing cupboard, loft access with loft ladder and power points.

**PRINCIPAL BEDROOM**

19'11 x 10'8 (max) a delightfully principal bedroom with dual aspect UPVC windows to both the front and rear aspects, fitted twin double wardrobes with hanging rails and built in safe, radiator and power points.

**EN SUITE**

Comprising a modern refitted three-piece suite, low level WC, wash hand basin set in vanity unit and shower cubicle with shower over, fully tiled walls,

tiled flooring and extractor fan.

**BEDROOM**

10'11 x 12'9 a good-sized double bedroom with UPVC window to the front aspect, walk in storage cupboard, radiator and power points.

**EN SUITE**

Comprising a modern refitted three-piece suite, low level WC, wash hand basin set in vanity unit and shower cubicle with electric shower over, fully tiled walls, radiator and extractor fan.

**BEDROOM**

14' x 9'9 with UPVC window to the side aspect, built in double wardrobe, radiator and power points

**BATHROOM**

With frosted UPVC window to the rear aspect, comprising a refitted modern three-piece suite, low level WC, wash hand basin and panel bath with shower over, tiled splash backs and tiled flooring.

**NOTE**

There is planning permission for a rear extension, please ask the office for further details.

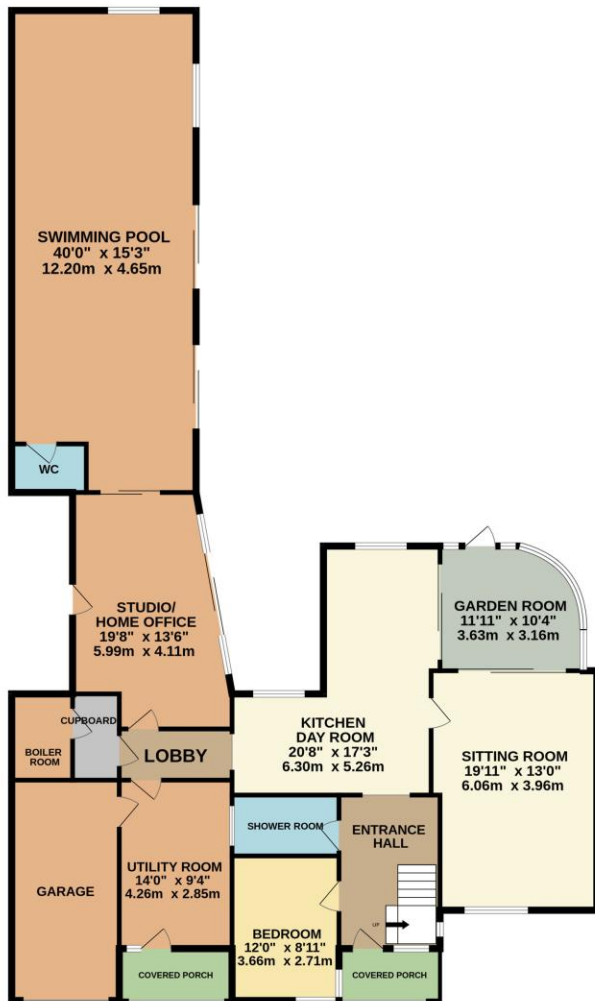
**OUTSIDE**

Set along an attractive country lane a short stroll from lakeside walks. The wide frontage is set behind a low brick wall with pillared entrance, neat lawns with mature trees flank the extended block paved driveway offering parking for at least six vehicles and leading to GARAGE/WORKSHOP with up and over door. Gated side access via a covered walkway to the beautiful southerly facing rear gardens mature and private, enclosed by fencing and hedging, from the split-level patio, large lawns span out in front of you, with a selection of mature trees including apple and pear.

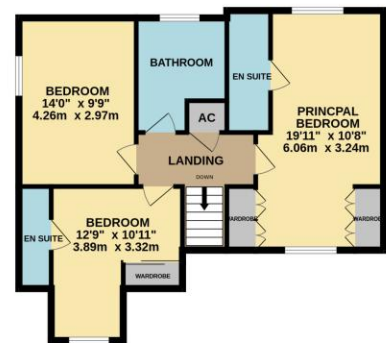




GROUND FLOOR  
2130 sq.ft. (197.9 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 2791 sq.ft. (259.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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