



Armetriding Reaches, Dawbers Lane

PR7 6EB







Delightfully spacious detached executive property with five double bedrooms offering over 2,400 square feet of accommodation with south facing garden, lovely views over open countryside and available with no upward chain. The driveway offers ample parking and leads both to the garage and the main entrance. Step into the impressive welcoming hallway from which double doors open to the living room overlooking the garden to the rear. Leading off is the dining room which in turn opens to the heart of the house with plenty of space for both comfortable furniture and casual dining. There is a separate study/home office which would also make an excellent snug.

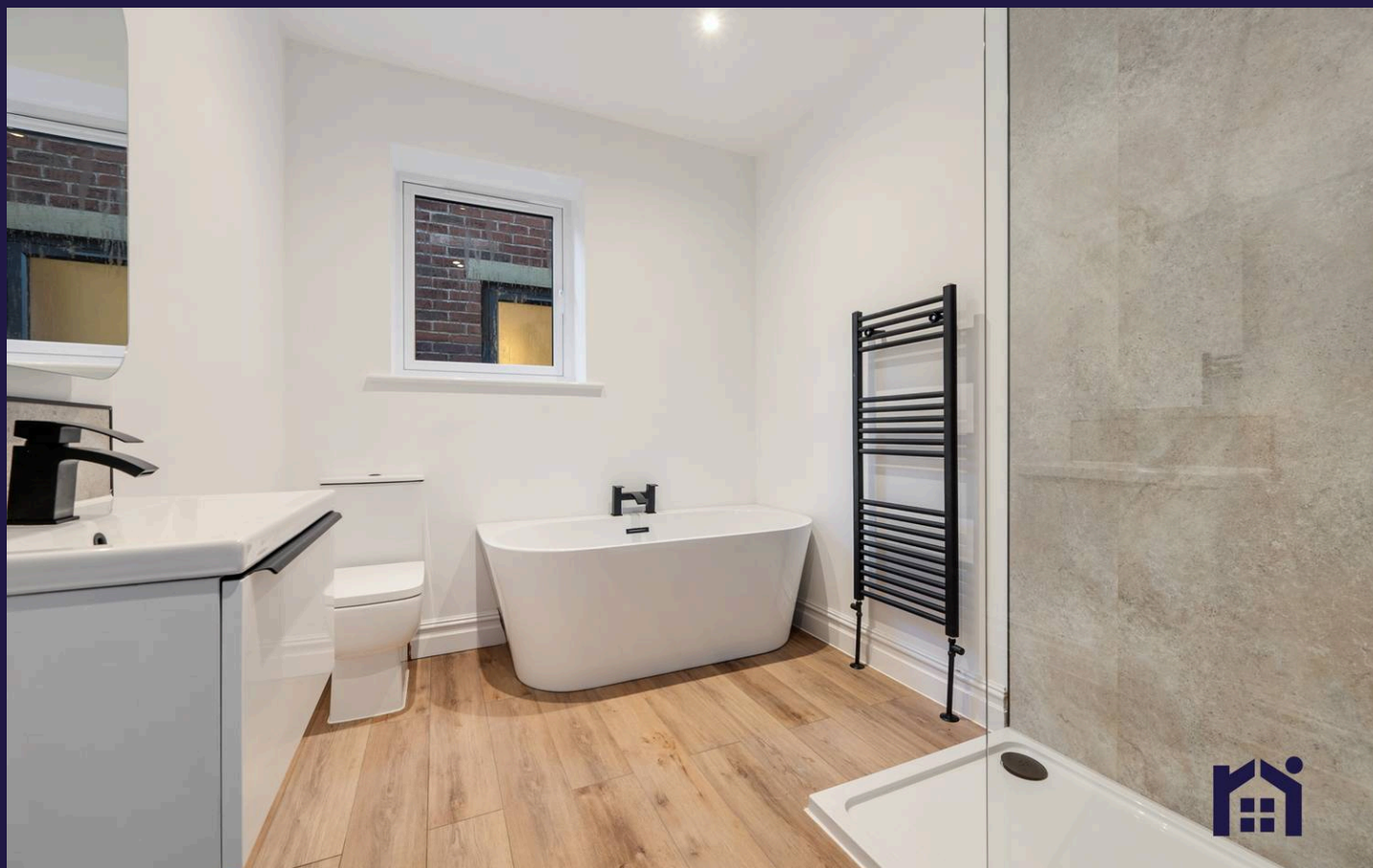
The kitchen comprises a range of wall and base units topped with granite work surfaces and with integrated appliances including induction hob, electric ovens, refrigerator, freezer and dishwasher. A separate utility room has space, power and plumbing for additional appliances. Completing the ground floor, is the cloakroom comprising wc and wash hand basin.

Externally the property has a large sun terrace with views out over to fields and trees with country walks along the river bank just a short stroll away.



Back inside to the first floor, the master and the guest suite both benefit from views out to the river and countryside and have en suite facilities. There are three further double bedrooms and the family bathroom comprises bath, rainfall mixer shower in cubicle, wc and wash hand basin.

Do give us a call to make it yours. Council tax F, EPC to follow, Freehold.



HOME  TRUTHS

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Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2439.11 ft<sup>2</sup>  
226.6 m<sup>2</sup>

Reduced headroom

0.45 ft<sup>2</sup>  
0.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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