



Paulmont Rise, Temple Cloud
£399,950





Bedrooms: 3

Bathrooms: 1

Receptions: 2

WONDERFUL FAMILY HOME IN A PEACEFUL EDGE OF VILLAGE LOCATION.....9 Paulmont Rise is perfect turn key purchase for buyers looking for a stylish, low maintenance, modern home which they can simply move in, unpack and start living. The property has been subject to a meticulous schedule of renovation over recent years by the current owners, who have transformed the house into a sophisticated, light and airy property which has to be viewed to be fully appreciated.

Approaching the house to the front there is a smart brick paved driveway offering ample parking for two vehicles that leads to a single garage, and to the right a pathway leads around to the side garden and to the rear. Entering the house there is a useful storm porch with a lovely geometric tiled floor, off the porch you will find a handy ground floor cloakroom.

Continuing through the stylish oak panelled door you continue into a stunning sitting room with stairs rising to the first floor and a doorway and open arch to the rear. The sitting room features a luxurious desert oak effect herringbone floor, that continues through into the kitchen/dining room, there is also an elegant feature fireplace with beautiful Mandarin stone tiles.

The kitchen/dining room can be accessed by either an open doorway or a large arch which brings lovely southerly light into the sitting room. The kitchen is well fitted with a range of attractive shaker style, modern units, in a rich dark blue colour palate with muted brass fixtures. The cabinets are complimented by a stylish quartz counter top, including the superb island unit which has a neat



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The utility room is in a lean-to timber extension and can also be utilised as home office or craft room, there are a number of additional kitchen units and plumbing for white goods, there is a door to the rear out to the garden and an internal door into the garage which is great for storage and outdoor items and is partially boarded in the loft.

Moving onto the first floor you will find three beautifully presented bedrooms and a superb family bathroom. To the front of the house there is the largest double room and a smaller child's size bedroom, whilst to the rear is another good sized double bedroom which is blessed with incredible views out to the rear over the roof tops of the neighbouring houses to the stunning countryside beyond. Completing the first floor is the chic family bathroom which is fitted with a designer white suite with beautiful fixtures and fittings including Mandarin stone floor and wall tiles a plush antique brass rain fall shower and an oversized sink with a two vanity cupboard under.

Outside, the property is blessed with an almost due south facing garden than enjoys excellent views out to the rear towards the local countryside from a well positioned

