









This exceptional five bedroom detached house has been significantly extended and remodelled by the current owners to provide a stunning level of accommodation, occupying an attractive cul-de-sac position within this highly sought-after development, known as Potters Hill. Internally the stylish accommodation on the ground floor is accessed via an impressive reception hall with a staircase to the first floor. There is a superb lounge to the front with a box bay window and to the rear a 25ft dining area that opens through into a stunning 22ft open plan breakfasting kitchen and family area, featuring bi-fold doors to the rear patio and a vaulted ceiling with remote controlled Velux windows. The kitchen is fitted with an excellent range of quality units, Quartz worksurfaces and a selection of high end integrated appliances. On the first floor there are five bedrooms, three with en-suite shower room/wc's and a family bathroom/wc. Externally there is a garden to the front with driveway, an integral double width garage with twin access doors and to the rear a delightful landscaped garden with a lawn and superb patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. Viewing is essential to appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Reception Hall



Impressive reception hall with a staircase to the first floor, attractive Amtico flooring and radiator. Doors leading off to the lounge, dining area and to the garage.

Lounge 19'6" into bay x 11'0"



Double glazed box style bay to the front, radiator, Amtico flooring and double doors connecting through to the dining area.

Dining Area 25'4" x 9'7"



This fabulous, versatile and spacious room has two radiators and opens through into the open plan breakfasting kitchen and family area.

Open Plan Breakfasting Kitchen And Family Area 22'6" x 16'7"



This fabulous open plan space, incorporates a the kitchen, breakfasting area and the family area, there are bi-folding doors leading out the the rear patio and vaulted ceiling with four remote control Velux windows with integrated electric blinds. The kitchen is fitted with an excellent range of quality units with luxury Quartz work surfaces over incorporating a sink unit with cooker and instant hot water tap with filter, integrated appliances include an AEG oven and an AEG microwave oven, an induction hob, a warming drawer and an AEG dishwasher. Space has also been provided for the inclusion of am American style fridge freezer, there is Amtico flooring and two radiators.

Kitchen Area



The kitchen is fitted with an excellent range of quality units with luxury Quartz work surfaces over incorporating a sink unit with cooker and instant hot water tap with filter,

integrated appliances include an AEG oven and an AEG microwave oven, an induction hob, a warming drawer and an AEG dishwasher. Space has also been provided for the inclusion of am American style fridge freezer, there is Amtico flooring and two radiators.

Utility 9'1" x 6'4"



With attractive matching kitchen units and work surfaces with an inset sink unit, built in cupboard and space provided for the inclusion of washing machine and tumble dryer.

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MAIN ROOMS AND DIMENSIONS

Cloakroom/WC



Low level WC, mini wash hand basin, radiator and Amtico flooring.

First Floor Landing



Built in cupboard and doors leading off to the five bedrooms and family bathroom.

Bedroom 1 15'2" into bay inc fitted robes x 11'0"



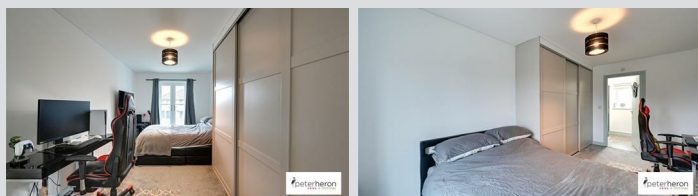
With a box style bay to the front, radiator, fitted sliding door wardrobes and a door to the en suite.

En Suite Shower Room



Contemporary suite with low level WC, wash hand basin and a step in shower cubicle with mains fed shower, radiator, double glazed window and Amtico flooring.

Bedroom 2 16'10" x 9'2" max inc fitted robes



Double glazed French door to the front with Juliet balcony, radiator and fitted sliding door wardrobes, door connects through to the en suite shower room.

En Suite Shower Room



Contemporary suite with low level WC, wash hand basin and step in shower cubicle with mains fed shower, radiator, double glazed window and Amtico flooring.

Bedroom 3 10'5" max inc robes x 9'11"



Double glazed window to the rear, radiator, fitted wardrobes and door to the en suite shower room.

En Suite Shower Room



Contemporary suite with low level WC, wash hand basin, step in shower cubicle, radiator and Amtico flooring.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 10'2" x 8'4" max



Double glazed window to the front and radiator.

Bedroom 5 10'7" x 6'6"



Double glazed window to the rear and radiator.

Family Bathroom



Three piece suite with low level WC, wash hand basin and panel bath, Amtico flooring, part tiled walls, radiator and double glazed window.

Outside



To the front of the property there is a garden with a driveway providing off street parking and access to the garage, whilst to the rear there is a delightful garden laid with a lawned area and attractive patio area.

Garage 16'7" wide x 16'0" long

With twin up and over access doors and an internal door providing access into the reception hall.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band E.

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Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

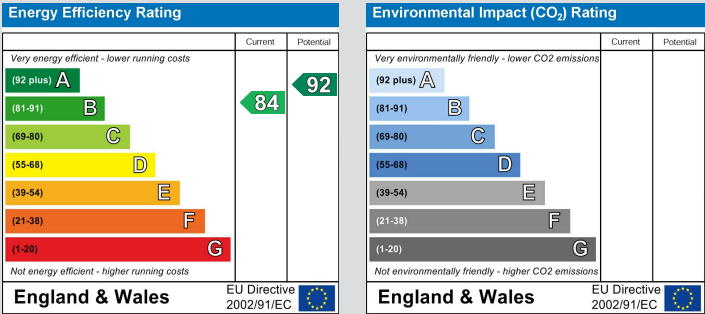
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MAIN ROOMS AND DIMENSIONS

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