



RESIDENCE

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 1 Public Rooms | 5 Bathrooms

This impressive and imposing self-built detached home with four spacious bedrooms, completed in 2022, that boasts a thoughtfully designed layout spanning approximately 2,442 sq ft. Nestled on a generous 0.25-acre plot.

The property features a large lawn area at the rear, complete with planters and sleek patio slabs, highlighted by an expansive composite deck. A prominent garden area at the back is primed for a sizeable garden room, offering picturesque views over Hamilton and beyond. This home incorporates cutting-edge design elements including an air source heat pump with underfloor heating across five zones on the ground floor and wall-mounted radiators upstairs, all complemented by thermostatically controlled heated towel rails in the en-suite bathrooms, maximizing energy efficiency with excellent insulation. The ground floor, excluding the family room, is adorned with stylish, light ceramic tiles, while each of the four double bedrooms features carpeting and Porcelanosa tiling in the en-suites. The open plan living, dining, and kitchen area fosters contemporary family living, while the upstairs landing, with its vaulted ceiling and glass balustrading, serves as a versatile study/relax area. The master bedroom impresses with a vaulted ceiling as well, offering panoramic views through three-pane sliding doors leading to a Juliet balcony, alongside a spacious en-suite and walk-in dressing room. Additional features include a detached double garage with power, extensive driveway space for 7-8 vehicles, exterior PIR lighting, a well-equipped kitchen with premium appliances, a substantial granite island, and a utility room with ample storage and side access. The enclosed floor plan will provide a detailed layout of this lovely home however both internal and external viewing is highly advised in order to fully appreciate the size, style and setting on offer.



2443.00 sq ft | EER = B



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.