



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Pound Lane, Bowers Gifford



Morgan Brookes believe - This impressive five bedroom detached home offers a perfect balance of comfortable living spaces, privacy and practicality making it an ideal choice for growing families. The property has a large unoverlooked rear garden, off street parking for multiple vehicles and a double garage. Ideally located for easy access to the A13 & A127.

Our Sellers love - The peaceful unoverlooked rear garden which they have enjoyed in the warmer summer months whilst also entertaining their friends and family.

### Key Features

- Impressive Family Home.
- Separate Dining Room.
- Utility Room.
- Conservatory.
- Master Bedroom With En-Suite & Balcony.
- Large Rear Garden.
- Ample Off Road Parking.
- Detached Double Garage.

**Offers in Excess of  
£650,000**

# Pound Lane, Bowers Gifford

## Entrance

Double glazed panel door to:

## Entrance Hallway

**13' 3" x 4' 0" (4.04m x 1.22)**

Engineered wood flooring, smooth ceiling with down lights, doors to and opening to:

## Shower Room

**7' 1" x 5' 4" (2.16m x 1.62m)**

Walk in shower cubicle with raised shower system, vanity hand basin, low level WC, heated towel rail, tiled walls and floor.

## Living Room

**23' 0" nt 12' 9" x 22' 6" nt 13' 7" (7.01m nt 3.88m x 6.85m nt 4.14m)**

Double glazed window to front and side aspect, radiators, smooth ceiling with downlights, engineered wood flooring, doors leading to:

## Dining Room

**13' 10" x 10' 3" (4.21m x 3.12m)**

Radiator, smooth ceiling, carpeted flooring, double glazed sliding doors leading to:

## Conservatory

**11' 3" NT x 10' 10" NT (3.43m x 3.30m)**

Double glazed window to side aspect, double glazed door to rear garden, wood effect flooring.

## Kitchen

**18' 5" x 12' 1" (5.61m x 3.68m)**

Double glazed windows to rear and side aspects, fitted with a range of base and wall mounted units, two built in ovens, integrated dish washer, space and plumbing for appliance, square edge work surfaces incorporating 5 point electric hob and extractor over, sink and drainer unit, smooth ceiling with down lights, double glazed french doors leading to garden, door to:

## Larder

**9' 9" x 3' 3" (2.97m x 0.99m)**

Shelving, power and light connected.



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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



**Utility Room****13' 6" x 5' 11" (4.11m x 1.80m)**

Double glazed window to side, fitted with a range of base and wall mounted units, space and plumbing for appliances, wall mounted boiler, door leading to:

**Separate WC (Off Utility Room)**

Double glazed window to side aspect, WC, wash hand basin.

**Ground Floor Bedroom****16' 6" x 10' 1" (5.03m x 3.07m)**

Double glazed window to front aspect, radiator, smooth ceiling, wood effect flooring.

**Study****18' 1" x 8' 2" (5.51m x 2.49m)**

Double glazed window to side aspect, radiator, stairs leading to first floor accommodation, under stairs storage cupboard, smooth ceiling, engineered wood flooring.

**First Floor Landing****16' 3" x 3' 9" (4.95m x 1.14m)**

Radiator, smooth ceiling, carpet flooring, doors leading to:

**Master Bedroom****22' 1" x 12' 1" (6.73m x 3.68m)**

Double glazed window to rear aspect, fitted bedroom furniture, radiator, smooth ceiling, wood effect flooring, double glazed sliding doors to balcony, door to En-suite.

**En-suite****9' 9" x 8' 8" (2.97m x 2.64m)**

Obscure double glazed window to side aspect, walk in shower cubicle with raised shower system, wall mounted hand basin, bidet, low level WC, heated towel rail, tiled floor and walls.

**Balcony**

Metal railings to boundaries.

**Bedroom 2****14' 4" NT 11' 9" x 13' 9" NT 10' (4.37m x 4.19m)**

Double glazed window to front and side aspects, fitted wardrobe, eves storage, radiator, smooth ceiling, wood effect floor.

**Bedroom 3****15' 11" x 11' 5" (4.85m x 3.48m)**

Double glazed window to front and side aspects, eves storage, radiator, smooth ceiling, carpet flooring.

**Bedroom 4****12' 1" x 11' 6" (3.68m x 3.50m)**

Double glazed window to side aspect, radiator, smooth ceiling, wood effect flooring.



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### Family Bathroom

9' 6" x 8' 1" (2.89m x 2.46m)

Obscure double glazed window to side aspect, panelled bath with raised shower system and shower screen, pedestal hand basin, low level WC, heated towel rail, tiled walls, water proof wood effect floor.

### Rear Garden

Paved entertaining area from property, path leading to rear and sides, remainder is laid to lawn, flower beds, plants, trees and bushes, pergola, pond, decorative stone area, green house, multiple sheds, side access.

### Front Of Property

Block paved driveway to front and side of the property offering off road parking for approximately 15 vehicles, leading to:

### Detached Double Garage

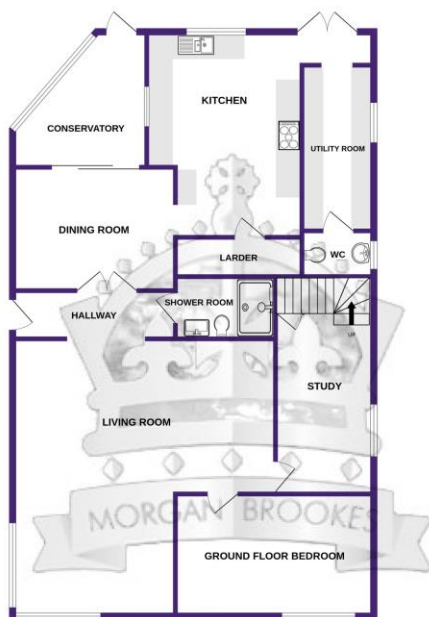
20' 3" x 18' 7" (6.17m x 5.66m)

Up and over door to front, double glazed window to rear and side aspect, power and light connected, door leading to side.

DETACHED DOUBLE GARAGE  
384 sq.ft. (35.7 sq.m.) approx.



GROUND FLOOR  
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



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TOTAL FLOOR AREA: 2885 sq.ft. (268.0 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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