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Shellbank Lane, Bean

Offers in the Region of £1,200,000
FREEHOLD

A once in a lifetime opportunity to own this beautiful detached family-home, complete with a self-contained Annex, and an indoor leisure complex comprising of a Swimming Pool, Jacuzzi, Sauna, and Cinema Room. Tucked away on a generous 0.5-acre plot this home offers luxury, comfort and tranquillity, as well as being minutes away from Bluewater Shopping Centre. Call today to arrange your viewing! EPC Rating 74 C

FEATURES INCLUDE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Large Detached Family-Home | <input checked="" type="checkbox"/> Cinema Room |
| <input checked="" type="checkbox"/> Pool House - Jacuzzi - Sauna | <input checked="" type="checkbox"/> Self-Contained Annex |
| <input checked="" type="checkbox"/> 0.53 Acre plot | <input checked="" type="checkbox"/> Huge Potential |

REF: 11369

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The accommodation comprises:

ENTRANCE HALL 10' 6" x 3' 6" (3.2m x 1.07m) A feature front door welcomes you into this spectacular home. Benefiting from a double-glazed window to side, fully-tiled flooring, and ample storage space to hang your coats, and store your shoes.

KITCHEN / DINER 18' 5" x 16' 5" (5.61m x 5m) The Kitchen / Diner has been intelligently designed to maximise on the use of space, and is filled with bountiful natural light via the two double-glazed windows to front. Further boasting an array of matching wall and base units, two integrated wine-coolers, an integrated dish-washer, space and plumbing for washing machine, a gas hob, a built-in oven & grill, fully-tiled flooring, and a large space for table and chairs.

FAMILY ROOM 25' 3" x 16' 7" (7.7m x 5.05m) The Family-Room is at the heart of this home and is the perfect space in which to swing open the double-glazed patio doors leading to the terrace, sit back, relax and unwind with a summers cool breeze. Further benefiting from two wall-mounted radiators, an electric feature fireplace with surround, stairs leading up to the first floor landing, and solid wood flooring with 'Amitco' underlay laid throughout.

OFFICE / STUDY 8' 9" x 7' 9" (2.67m x 2.36m) Boasting a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet, this room is versatile to your families needs and would be ideal for a home-office or a children's play area.

GARDEN ROOM 10' x 9' 1" (3.05m x 2.77m) The Garden-Room is adorned with sun-light due to the double-glazed windows to all sides, and a patio door leading out to the terrace.

DOWNSTAIRS SHOWER-ROOM 8' 3" x 7' 3" (2.51m x 2.21m) An additional bonus is the Downstairs Shower-Room. Comprising of a double-glazed window to front and side, a low-level W/C, a hand-wash basin, and a walk-in shower. Part-tiled walls and fully tiled flooring ensure easy maintenance.

FIRST FLOOR LANDING The First Floor Landing comprises a fitted carpet, loft-hatch access, a double-glazed window to front, and a wall-mounted radiator.

MASTER BEDROOM 13' 2" x 12' 0" (4.01m x 3.66m) The Master Bedroom is bright and spacious and ready to make your own! A large double-glazed window to rear provides a scenic outlook, whilst warmth, comfort and practicality are ensured by the wall-mounted radiator, fitted carpet, and eaves storage.

EN-SUITE 7' 9" x 6' 2" (2.36m x 1.88m) The adjoining en-suite benefits from a low-level W/C, a hand-wash basin, a shower, a heated towel rail, and fully-tiled flooring.

BEDROOM TWO 12' x 11' 4" (3.66m x 3.45m) The Second Double Bedroom boasts a large double-glazed window to front, a wall-mounted radiator, built-in wardrobes, and a fitted carpet.

BEDROOM THREE 11' 3" x 10' 10" (3.43m x 3.3m) Bedroom Three is another good sized double and benefits from a large double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

BEDROOM FOUR 11' 2" x 7' 5" (3.4m x 2.26m) The Fourth Bedroom comprises a double-glazed window to side, a wall-mounted radiator, fitted wardrobes and a fitted carpet.

FAMILY BATHROOM 10' 9" x 5' 5" (3.28m x 1.65m) The Family Bathroom is of a sleek and stylish design and even has it's own little secret room! Encompassing a double-glazed window to side, a heated towel-rail, a low-level W/C, a hand-wash basin, and a bath. Part-tiled walls and fully-tiled flooring allow for effortless upkeep, whilst a 'secret' door provides access to the utility area.

SECRET UTILITY The 'Secret' Utility space is a real bonus and benefits from a double-glazed

HALLWAY TO LEISURE COMPLEX The Hallway acts as a natural divide between the main-house and the 'Leisure Complex' and provides access to the Swimming Pool, Sauna & Showers, and Cinema Room.

SWIMMING POOL & JACUZZI 41' 1" x 30' 6" (12.52m x 9.3m) One of the huge selling features of this family-home, and the envy of all your friends and family is the fully-tiled indoor Swimming Pool & Jacuzzi. An abundance of natural light is provided via the 5 double-glazed windows and patio door to rear (leading to terrace), a further 4 double-glazed windows to front, 3 double-glazed Velux windows, and 2 windows to side.

SAUNA & SHOWERS 12' 1" x 11' 8" (3.68m x 3.56m) Easily accessible and offering practicality to the Indoor Pool House is the Sauna / Shower room. Comprising of two walk in shower cubicles, a changing area, a low-level W/C, a hand-wash basin, and an in-built Sauna for the days you need to relax!

CINEMA ROOM 12' 0" x 11' 4" (3.66m x 3.45m) The Cinema Room is perfect for a night with friends, a good flick and some popcorn! Double-glazed patio doors to side lead you out to bar area, whilst the room itself benefits from 6 cinema seats, a pull-down projector screen, and fitted carpet.

SELF CONTAINED ANNEX In addition to the main home there is an adjoining Annex which is complete with it's own front door and entrance hall, kitchen, bathroom, living room, and bedroom. For ease of reference we have described the individual areas below:

ANNEX ENTRANCE HALL The Entrance Hall comprises a double-glazed front door and fully-tiled flooring.

ANNEX KITCHEN 8' 2" x 6' 3" (2.49m x 1.91m) The Kitchen encompasses a double-glazed window to front, a range of matching wall and base units, a sink and drainer, as well as ample space and plumbing for appliances.

ANNEX LIVING ROOM 11' 3" x 11' (3.43m x 3.35m) The Living Room is a good size and benefits from a double-glazed window to side, a fitted carpet, and a radiator.

ANNEX BEDROOM 11' 10" x 10' 9" (3.61m x 3.28m) The Bedroom boasts a double-glazed window to rear, and a fitted carpet.

ANNEX BATHROOM 8' 9" x 4' 10" (2.67m x 1.47m) The Bathroom comprises a double-glazed window to front, fully-tiled flooring & walls, and a 3 piece suite to include; a low-level W/C, a hand-wash basin, and a bath with wall-mounted shower.

DRIVEWAY The Driveway is accessible via the electric gates and provides ample off street parking for the whole family.

GARDEN Set on 0.53 Acre plot, the Garden wraps around the entirety of this family-home and has to be seen to be fully appreciated! Offering Secluded privacy via the mature trees, beautiful lawns, bar and terrace areas for outdoor dining, an outside hot-tub, and access to all points of the home, annex, and leisure complex.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

