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- STUNNING FAMILY HOME
- OPEN PLAN LIVING
- FOUR / FIVE BEDROOMS
- TWO ENSUITE AND A FAMILY BATHROOM
- WELL MAINTAINED GARDENS
- GATED DRIVEWAY



Guide Price £1,200,000

**Shurdington Road
Shurdington**

GL51 4XF

Shurdington Road, Shurdington

This substantial detached property is set back from the road on the boundary of Shurdington. Offering a contemporary feel throughout, the spacious accommodation is arranged over two floors and comprises a principal suite with walk-in dressing room and ensuite bathroom, three further generous bedrooms one offering ensuite, a family bathroom, an open plan kitchen-breakfast-living room, two reception rooms, a utility room, and a cloakroom.

The property enters through double doors into a large, inviting reception hall. Cedar parquet flooring flows into the dining room and the open-plan living area. Stairs lead to the first floor, and there are handy storage cupboards and access to a cloakroom.

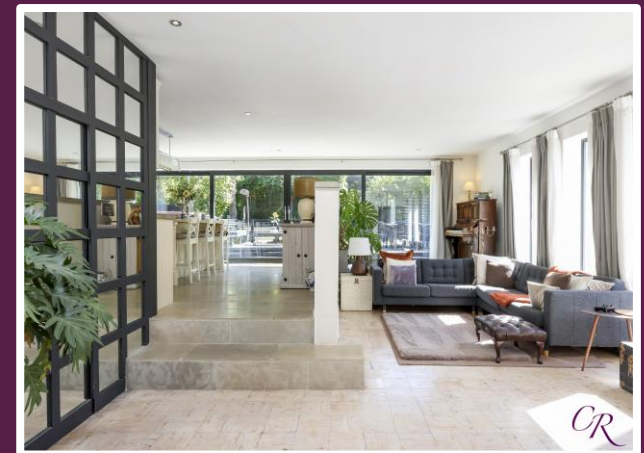
The snug with neutral carpet underfoot, a feature fireplace, and a walk-in storage room is located to the front of the property. A formal dining room nests within the entrance to the open plan living and offers panelled walls and a feature slate fireplace with an inset wood burner.

Through an archway from the dining room is the main kitchen-breakfast-living area, thoughtfully designed with dual aspect views out over the garden and floor to ceiling sliding doors opening onto the patio. There is a sunken cosy lounging area that is divided via a half-height wall with an inset space for a television.

The kitchen dining area has wet underfloor heating beneath a stone tiled floor. In the kitchen is a large central island with a breakfast bar area for up to six people, and there is a range of bespoke fitted wall and base units with concrete worktops, tiled splashbacks, under cabinet lighting and an inset Belfast sink with a mixer tap. A fireplace houses an Aga, and there is also a gas hob inset into the central island, a double oven, dishwasher, wine fridge and a fridge freezer.

A utility room is accessed from the living area via tall hidden mirror-featured doors and inside, there is a door that leads out to the side of the property. There are worktops with an inset sink and space below for a freestanding washing machine and tumble drier.

The principal suite has neutral carpeting that flows into the generous dressing room and walk-in wardrobe. There is a double boarded ceiling for privacy, a feature mirrored wall and a floating backlit panel with space for a television giving a twist to the decor. The dressing room has an archway through to the walk-in wardrobe with fitted hanging space and shelving. An ensuite offers electric underfloor heating beneath a tiled floor, fully tiled walls, a unique tiled bath with a central rain head shower, a stone his and hers basin and a low-level WC.



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Upstairs, the landing leads to three bedrooms and a family bathroom and neutral carpeting flows throughout the bedrooms.

The second bedroom has Velux windows giving views out to the rear garden and benefits from an ensuite offering tiled flooring, part tiled walls, a heated towel rail and a white suite comprising a shower, low-level WC, and basin. Bedroom three again has two Velux windows giving views out over the garden, a panelled feature wall and a built-in double wardrobe. Bedroom four has views out over the front and benefits from a built-in double wardrobe.

The upstairs family bathroom completes the internal accommodation. It offers tiled flooring, tiled walls, and a suite comprising a walk-in double shower, a freestanding bath, a vanity unit with an inset basin and a low-level WC.

Outside, the large rear landscaped garden has an abundance of mature trees and hedging, giving a private feel to it. There are raised decking areas, one with a pergola and patio areas perfect for enjoying the sun and alfresco dining. The garden also benefits from a plunge pool heated via solar panels. The current owner has found this ideal as this has offered a cost-effective solution when enjoying the outdoors.

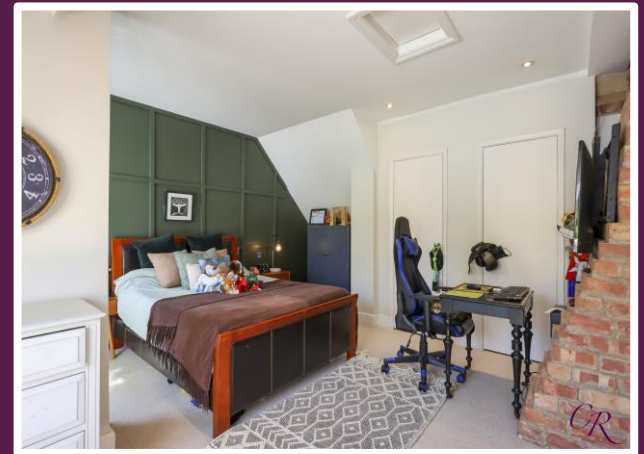
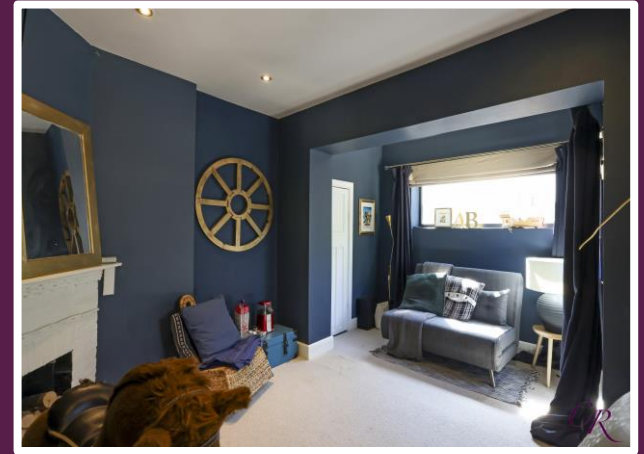
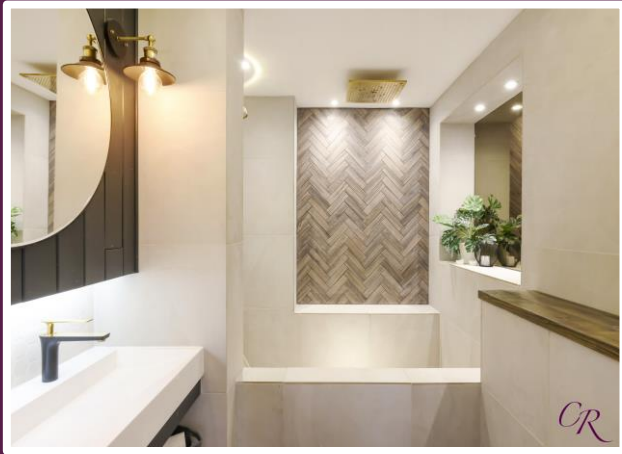
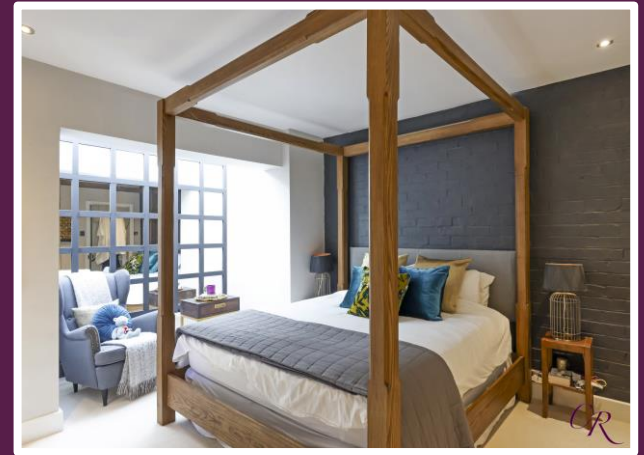
To the front is a large, gravelled driveway accessed via recently fitted electric gates providing ample parking for eight or more vehicles. There is also a single garage with double wooden doors and an attached open wood store.

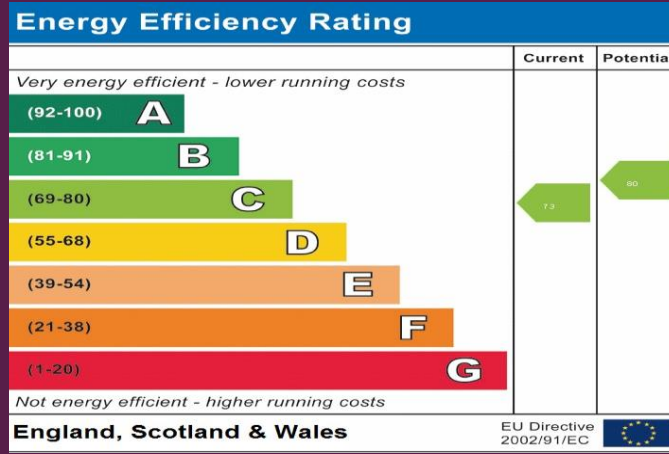
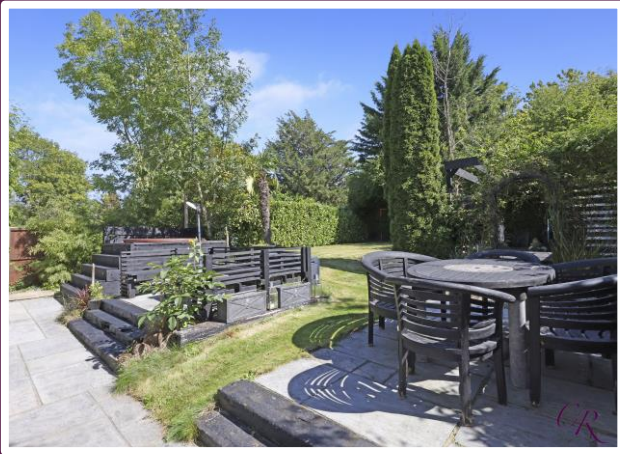
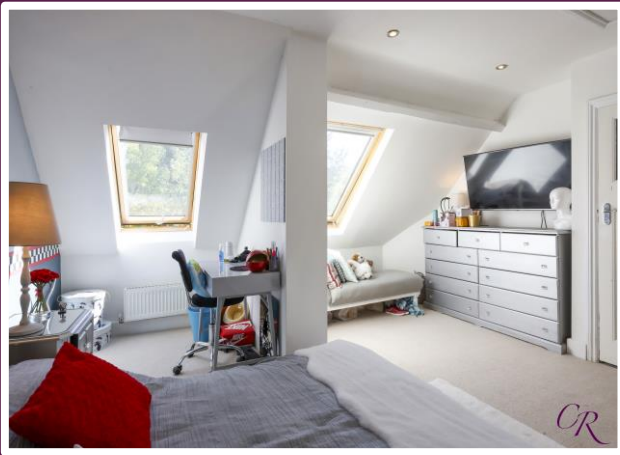
Tenure- Freehold
Council Tax- F

All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors.

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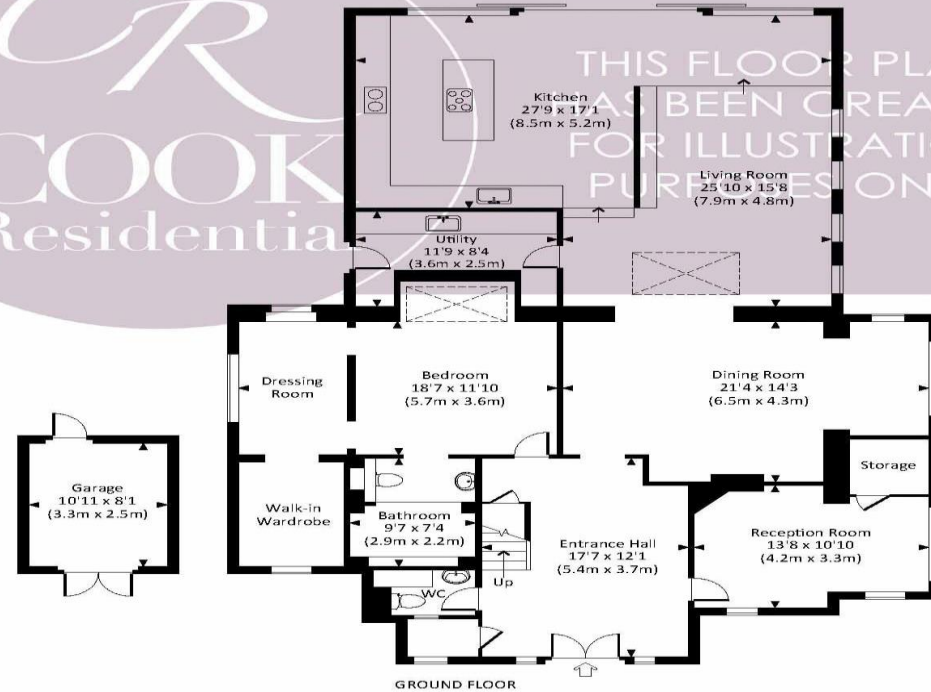
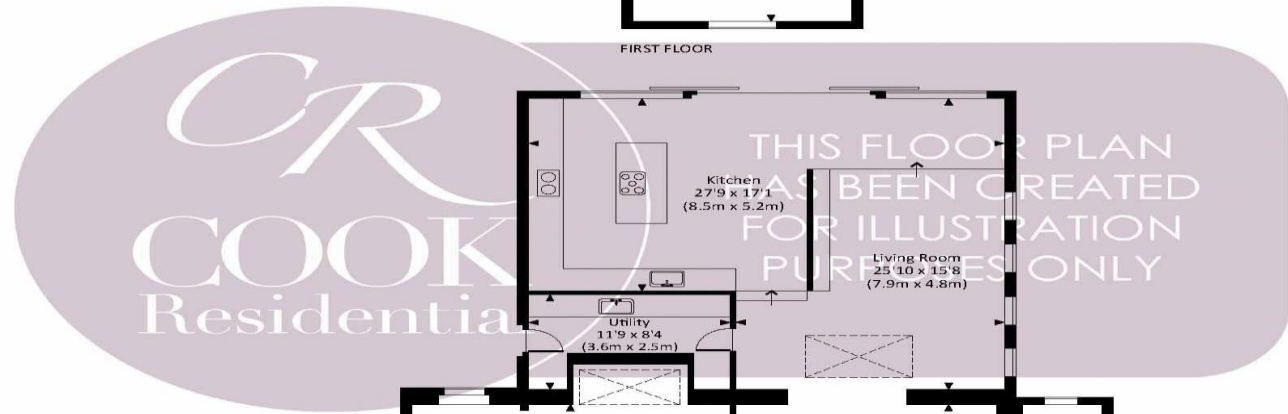
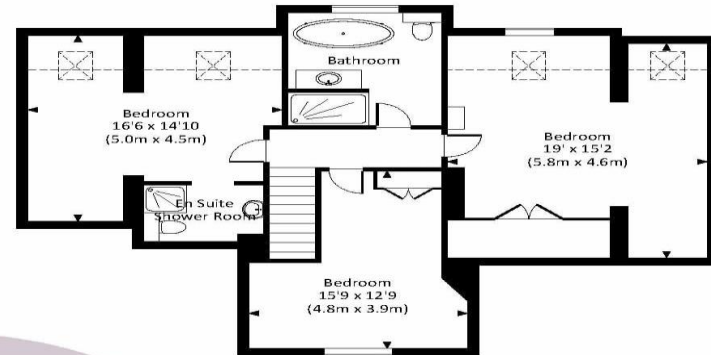
MAIN ROAD, SHURDINGTON

Approx. gross internal area

2605 Sq.Ft. / 242.0 Sq.M.

2702 Sq.Ft. / 251.0 Sq.M. Inc. Restricted Height Area

Garage 88 Sq.Ft. / 8.2 Sq.M.



THIS FLOOR PLAN
 HAS BEEN CREATED
 FOR ILLUSTRATION
 PURPOSES ONLY

All measurements are approximate and for guidance and illustrative purposes only.
 Floor Plan not to scale and completed by a RICS surveyor.