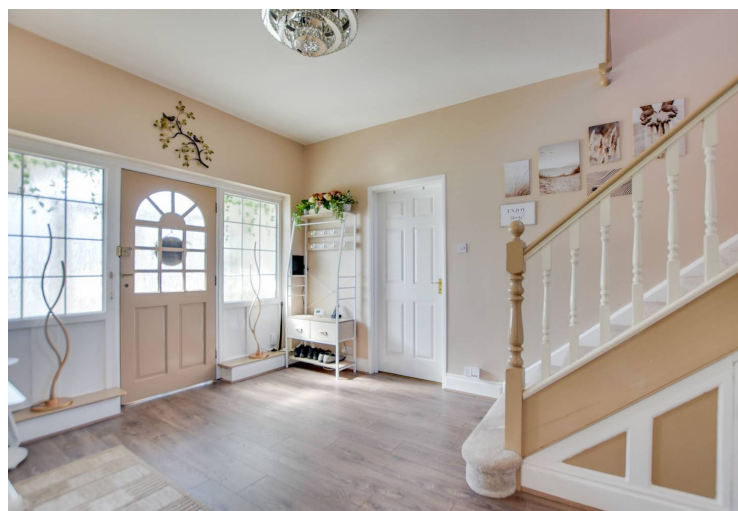




Stoughton Drive North, Evington

£775,000 Freehold

Superb 4-Bedroom Detached Family Home on a Generous Corner Plot! Boasting an enviable position in the highly sought-after area of North Evington, this impressively spacious, well-presented detached property offers a fantastic footprint.





Entrance Porch & Hallway

Featuring an internal door from the porch leading into a welcoming entrance hall. Complete with practical laminate flooring, a radiator, stairs rising to the first floor, and a useful understairs storage cupboard.

Ground Floor Wet Room

8' 6" x 5' 11" (2.60m x 1.80m)

A well-appointed shower wet room featuring a fully tiled shower area with an electric shower, a pedestal wash basin, and a low-level WC. The room benefits from fully tiled walls and flooring, an additional understairs storage cupboard, and a heated towel rail.

Reception Room One

22' 0" x 16' 1" (6.70m x 4.90m)

A bright and substantial living space boasting double glazed windows to both the front and side elevations. Fitted with window blinds, TV points, and two radiators.

Through Lounge Dining Room

25' 11" x 14' 9" (7.90m x 4.50m)

An expansive, dual-aspect family room flooded with natural light from a double glazed window to the front and a feature double glazed bay window to the side elevation. Double glazed patio doors open directly out onto the rear garden. Finished with laminate flooring, a TV point, and three radiators. Please note the length measurement has been taken into the bay window and the width measurement narrows to 3.8m in part of the room.



Kitchen Breakfast Room

15' 1" x 14' 1" (4.60m x 4.30m)

A generous kitchen with ample space for breakfast dining, featuring a double glazed window to the side elevation. Equipped with a stainless steel sink and drainer unit, a comprehensive range of wall and base units with work surfaces over, and integrated display cabinets. Features include a built-in oven, a separate multi-fuel cooker point with a chimney-style extractor hood over, tiled flooring, and two radiators.

Utility Room

9' 10" x 4' 11" (3.00m x 1.50m)

A highly practical space fitted with base units and work surfaces, featuring plumbing for a washing machine, space for tumble dryer and dedicated space for a fridge freezer. Finished with tiled flooring and a radiator.



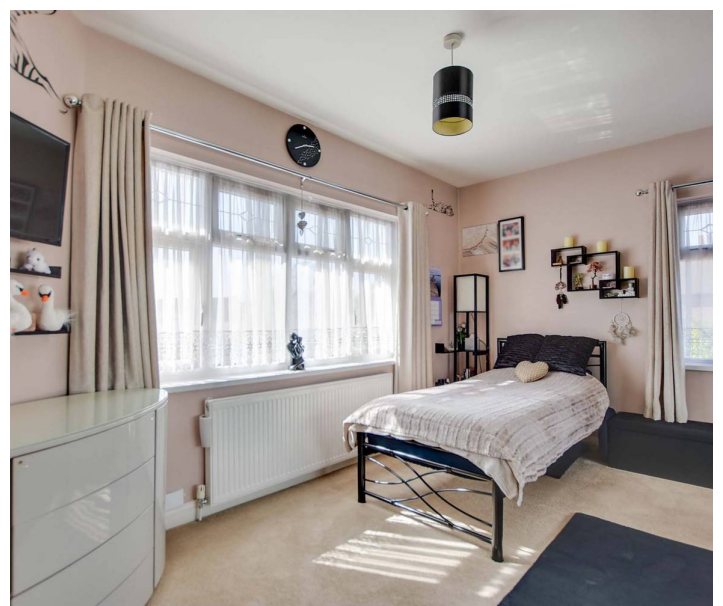
Lobby

15' 9" x 4' 3" (4.80m x 1.30m)

Offering direct internal access to the garage and a double glazed door leading out to the rear garden, this useful area is fitted with a range of wall and base units with work surfaces over.

First Floor Landing

With a double glazed window to the rear elevation, providing access to all first-floor accommodation.









Bedroom One

14' 9" x 12' 6" (4.50m x 3.80m)

The principal double bedroom enjoys dual-aspect double glazed windows to the front and side elevations. Extensively fitted with a modern range of wardrobes and drawers, featuring loft access and a radiator.

En-Suite Shower Room

Serving the principal bedroom, this modern suite includes a double glazed window to the side elevation, a tiled shower cubicle, a pedestal wash basin, and a low-level WC. Finished with fully tiled walls, laminate flooring, and a heated chrome towel rail.

Bathroom

12' 2" x 6' 3" (3.70m x 1.90m)

A spacious family bathroom featuring a double glazed window to the side elevation. Comprising a bath with an electric shower over, a pedestal wash basin, and a low-level WC. Enhanced by inset ceiling spotlights, fully tiled walls, laminate flooring, and two heated chrome towel rails.

Bedroom Two

14' 1" x 11' 6" (4.30m x 3.50m)

A superb double bedroom with double glazed windows to the side and rear elevations, finished with laminate flooring and a radiator.

Bedroom Three

13' 9" x 9' 10" (4.20m x 3.00m)

Another excellent double room boasting double glazed windows to the front and side elevations, complete with a radiator.

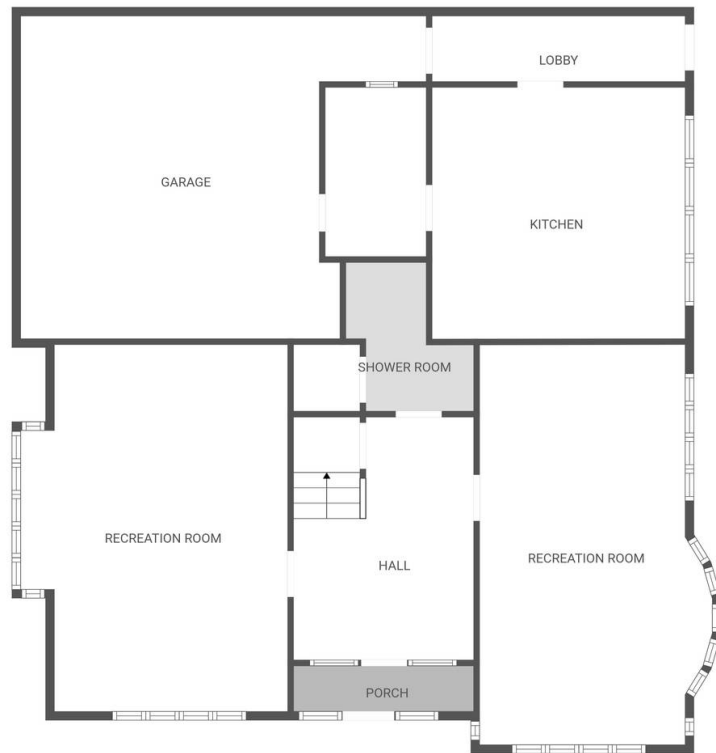
Bedroom Four

9' 10" x 9' 10" (3.00m x 3.00m)

A well-proportioned fourth bedroom featuring a double glazed window to the front elevation and a radiator.

Garden

An enclosed, private outdoor space featuring a paved patio area ideal for outdoor dining, which steps down to a garden that is mainly laid to lawn. The perimeter is enclosed by established hedging, and the sale includes a practical timber storage shed which is above average in size and would make an ideal summerhouse, workshop or hot tub area.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Driveway

The property occupies a generous and prominent corner plot, set behind a brick boundary wall. It features a block-paved driveway, providing comfortable off-road parking for approximately eight vehicles. Gated access leads through to the rear garden.

Garage

Equipped with two up-and-over doors to the side elevation. The rear section is currently partitioned off to create a highly functional storage/work area, complete with a fitted sink unit and housing the wall-mounted central heating boiler. The garage can also be accessed internally from the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Planning permission granted (Ref: 20251576) for a front dormer, two side dormers, first-floor rear extension, removal of the front chimney and associated alterations.

We'll keep you moving...



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