Bluebell Drive
St James Hamlet

JR Sales & Lettings

£1,299,950
Freehold

Situated in this popular and highly sought-after road within the prestigious St James' Hamlet, this spacious five-bedroom detached family home enjoys a quiet cul-de-sac position with its own private driveway and double garage.

The well-planned ground floor offers four versatile reception rooms, including a dual-aspect lounge with an impressive inglenook fireplace, separate dining room, spacious study and comfortable TV/snug. There is also a generous kitchen/breakfast room with adjoining utility room, guest cloakroom, and an impressive reception hall featuring a striking bifurcated staircase and feature window.

To the first floor are five bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room, while the second bedroom also enjoys an en-suite. The fifth bedroom is currently utilised as a spacious walk-in wardrobe, offering buyers the flexibility to retain it as a dressing room or easily reinstate it as a fifth bedroom to suit their own requirements.

Outside, the mature rear garden provides a good degree of privacy with established shrubs and colourful flower borders. Ideally located within easy reach of excellent local schools, amenities and transport links, this substantial family home offers versatile accommodation in one of the area's most sought-after locations. An internal viewing is highly recommended.

- **Prestigious St James' Hamlet location within a quiet cul-de-sac.**
- **Spacious five-bedroom detached family home with versatile accommodation.**
- **Private driveway providing ample off-street parking and a double garage.**
- **Four generous reception rooms including a dual-aspect lounge with feature inglenook fireplace.**
- **Spacious kitchen/breakfast room with adjoining utility room.**
- **Impressive reception hall with feature window and elegant bifurcated staircase.**
- **Principal bedroom with en-suite shower room, plus a second en-suite bedroom.**
- **Fifth bedroom currently utilised as a walk-in wardrobe, easily reinstated if required.**
- **Mature, semi-secluded rear garden with established shrubs and colourful flower borders.**
- **Conveniently located close to excellent schools, local amenities and transport links.**

Front
Large block paved driveway with parking for multiple vehicles. Mature shrub and flower borders. With access to the garage

Porch
Attractive tiled storm porch with wall lanterns.

Entrance
Composite leaded light coloured entrance door with matching side windows to the:-

Hallway
Bifurcated feature staircase with timber balustrade. Wood flooring. Dado rail. Moulded coving to ceiling. Wall lights. Two understairs cupboards. Two radiators. Doors to:-

W.C.
Opaque double glazed window to the front. Low flush W.C. Pedestal wash hand basin. Radiator. Part tiled walls. Wood flooring.

Study
Dual aspect room with double glazed windows to the front and side. Two radiator. Dado rail. Moulded coving to ceiling.

Lounge
Triple aspect room with double glazed windows to the front. Sliding patio doors to the garden. Three radiators (one with decorative cover) Wooden floor. Moulded coving to ceiling. Feature inglenook fireplace with inset lighting, windows to the sides, quarry tiled hearth with brick and wood beam surround.

Dining Room
Triple aspect room with double glazed windows to the rear and sides. Two radiators with decorative covers. Dado rail. Moulded coving to ceiling. Wooden flooring.

Kitchen
Double glazed windows to the rear. Double radiator. Ceramic tiled floor. Range of wall and base fitted units with granite worktops over with upstands. Inset 1 1/2 bowl composite sink with mixer tap. Harvey water softener. Integrated dishwasher. Eye level double oven. Four ring gas hob with extractor hood over. Integrated fridge and freezer. Tiled splash backs. Inset spotlights. Glass display cabinets. Archway opening to a:-

Snug
Ceramic tiled floor. Moulded coving to ceiling. Double glazed window to the front. Radiator. Fitted glass display cabinets.

Utility Room
Double glazed window to the rear. Composite opaque double glazed door to the side. Radiator. Part tiled walls. Access to loft space. Ceramic tiled flooring. Wall and base fitted units with worktops over incorporating a stainless steel sink with mixer tap and drainer. New washing machine bought this year. Space for tumble drier. Wall mounted boiler.

Garden
Pedestrian access is from each side of the house via a wooden gates. Patio paved areas. Timber wooden shed. Attractive shrub and flower borders. Mainly laid to lawn. Lighting. Water tap. Sun patio to the rear.

First floor Landing
Moulded coving to ceiling. Access to loft space. Fitted airing cupboard housing the hot water storage cylinder. Radiator with decorative cover. Feature arched window to the front. Doors to:-

Bedroom 1
Double glazed windows to the rear. Two radiators. Wall lights. Moulded coving to ceiling. Extensive range of fitted wardrobes and drawers. Door to:-

En-Suite Shower and Bathroom
Opaque double glazed window to the rear. Extractor fan. Inset spotlights. Towel radiator. Built in airing cupboard. Suite comprising of panel bath with Georgian mixer tap and hand attachment. Low flush W.C. Pedestal wash hand basin. Inset tiled shower cubicle with mixer valve, hand attachment and rain head. Part tiled walls.

Bedroom 2
Double glazed windows to the front. Two radiators. Moulded coving to ceiling. Door to:-

En-Suite Shower
Tile enclosed shower cubicle with mixer valve and hand attachment. Low flush W.C. Pedestal wash hand basin. Part tiled walls. Fitted mirror. Wall lights. Inset spotlights. Extractor fan.

Bedroom 3
Two double glazed windows to the front. Moulded coving to ceiling. Built in fitted cupboard and wardrobe. Radiator.

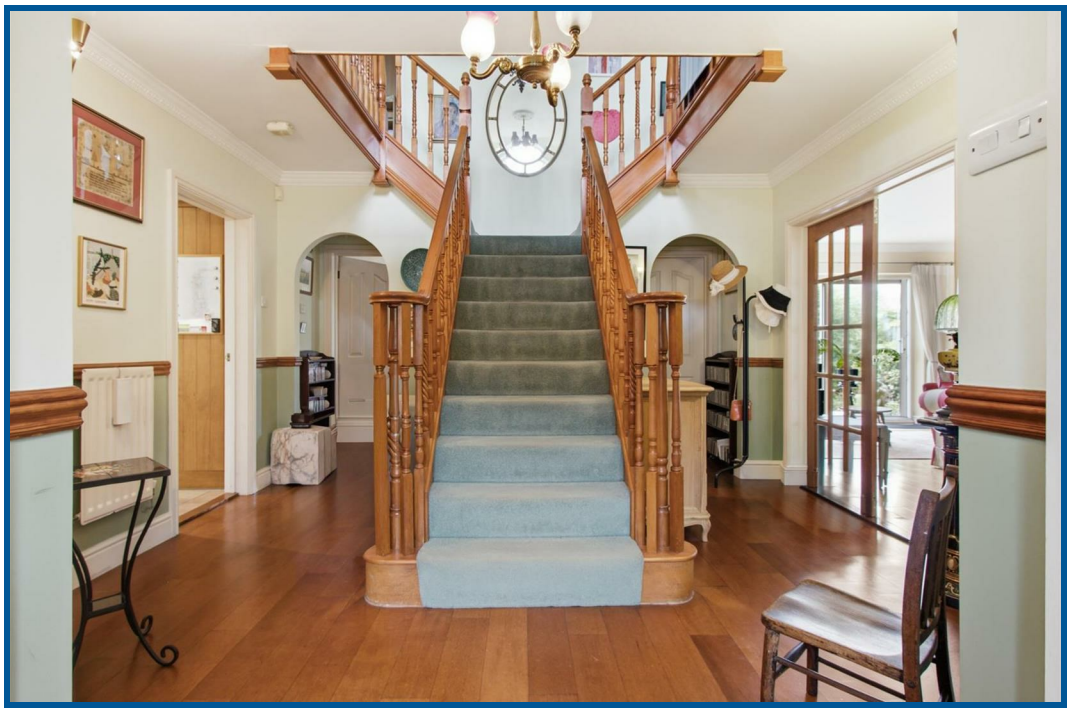
Bedroom 4
Double glazed window to the rear. Radiator. Moulded coving to ceiling.

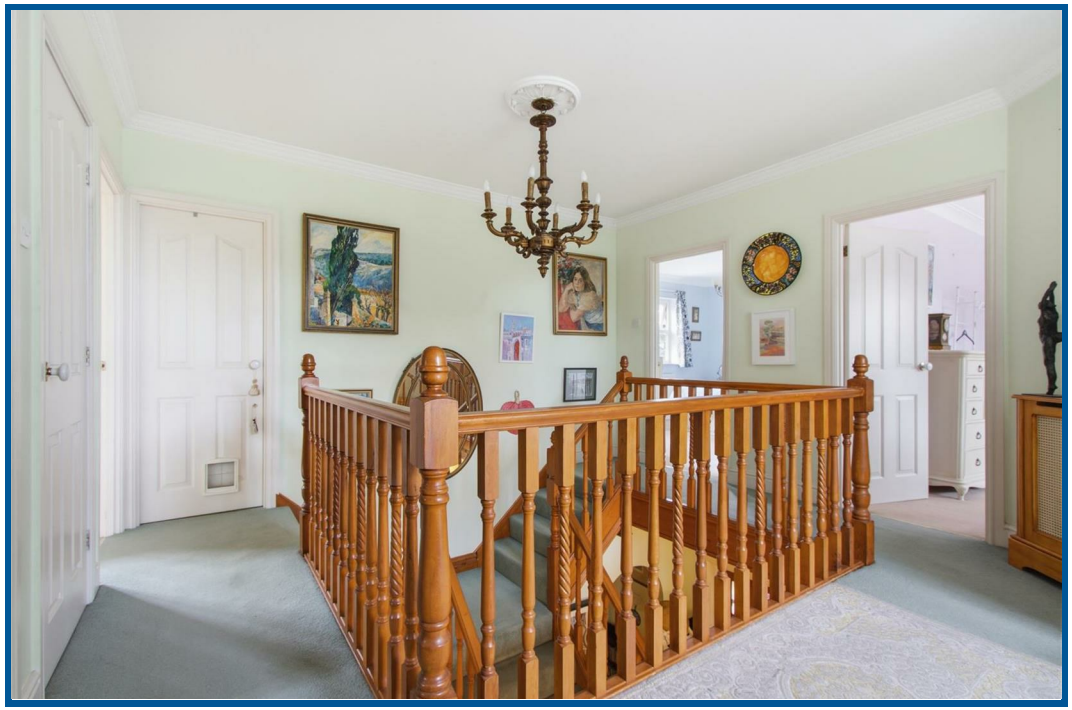
Bedroom 5/Walk-in Wardrobe
Double glazed window to the rear. Radiator. Moulded coving to ceiling. Extensive range of wardrobes and shelving.

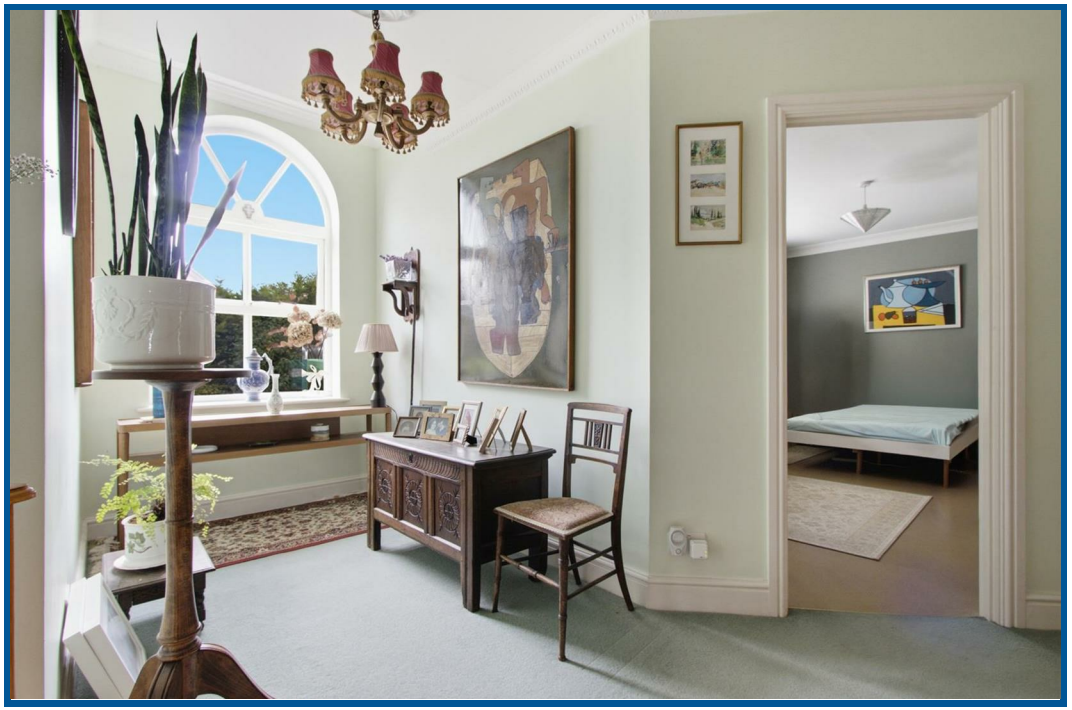
Family Bathroom
Opaque double glazed window to the side. Suite comprising of panel bath with Georgian style mixer tap and hand attachment. Low flush W.C. Pedestal wash hand basin. Tile enclosed shower cubicle with rain head, hand attachment and mixer valve. Inset spotlights. Extractor fan. Part tiled walls. Radiator.

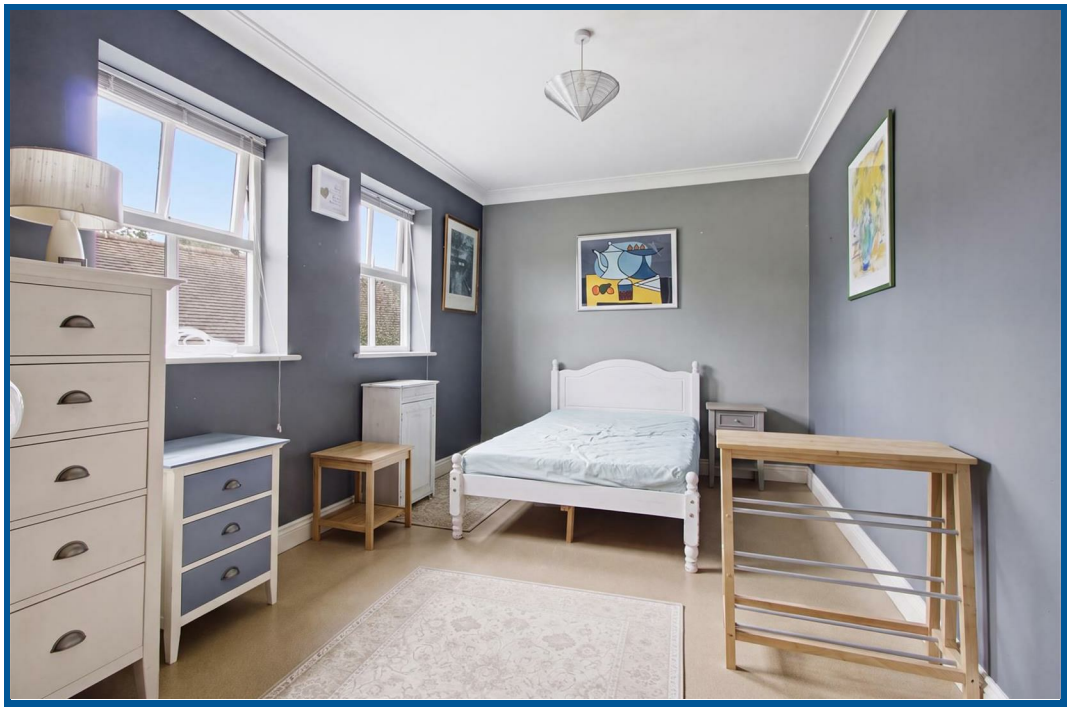
Garage
Twin up and over doors. Window and courtesy door to the side.

Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.

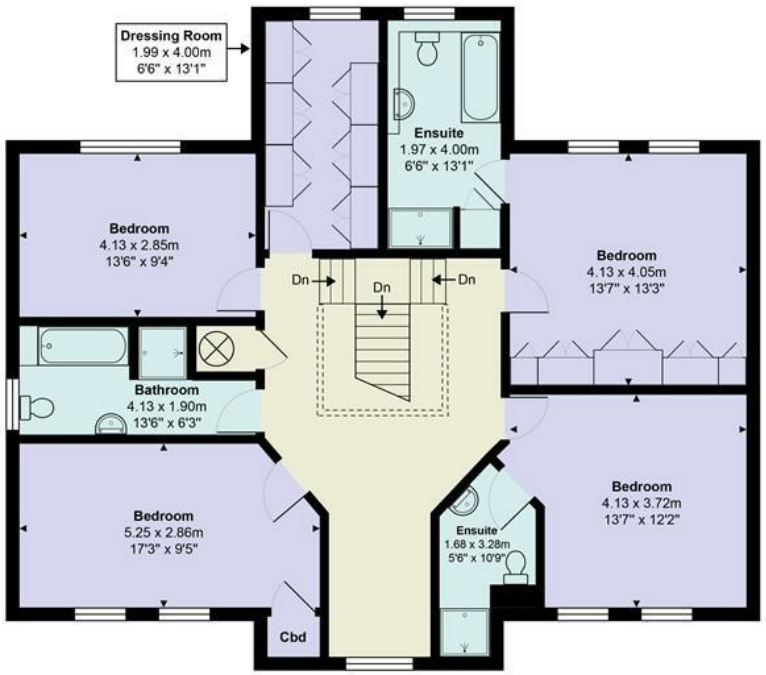




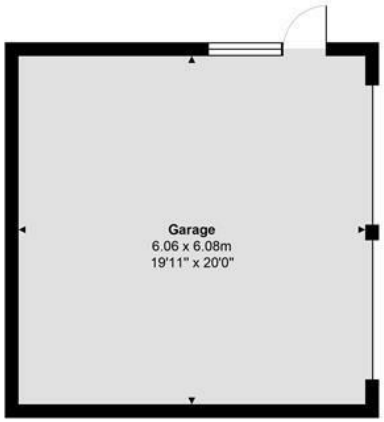




Ground Floor
Area: 127.4 m² ... 1372 ft²

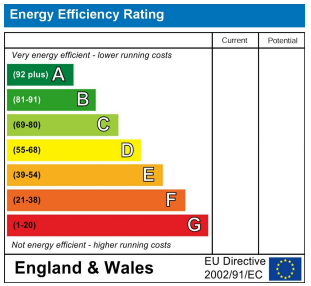
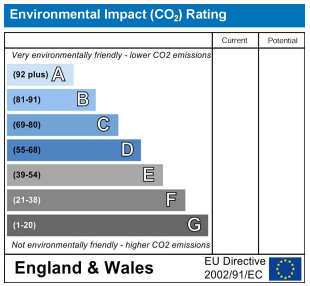


First Floor
Area: 113.6 m² ... 1223 ft²



Outbuilding
Area: 36.9 m² ... 397 ft²

Bluebell Drive, Goffs Oak, EN7 6SA

Total Area: 277.9 m² ... 2991 ft²

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