



**Beryl Road, Noctorum**

Guide Price **£699,000**

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Estate Agents | Surveyors | Property Managers

Following this introduction let us try to summarise what we believe most indoor as well as outdoorsy families wish for; what is the complete wish list a family looks out for and yet often reluctantly accepts that a compromise on one or two of those 'wants and desires' is needed?..

A rhetorical question of course. Our point being that this property, this family home, we suggest offers a pretty extensive list, and that many or even most families would arguably agree that this property does in deed offer all.

Big rooms; plenty of them too, especially when you consider beyond the three reception rooms within the main house (including the ever sought after open plan kitchen/living room area); of the additional space within the two storey detached annex (with cloakroom facilities).

Then at first floor there are four true 'double sized bedrooms here. All serviced by a bath or shower room...

The primary bedroom has a luxury en suite bathroom; the fourth bedroom has the latest to be installed en suite bathroom room and bedrooms two and three enjoys a Jack & Jill en suite shower room. In addition to this there is a full shower room with loo etc at ground floor level adjacent to the utility room.

And so, before moving to the outdoors, just take a second look at the hall. May we assume for a moment that no house proud owner wouldn't not want to welcome guests into a defining entrance hallway - and this has just the ticket, we say. Fabulous.

Outdoor entertainment next: take in the size and substance of the covered entertaining area. Room for, well, many. More than just a little extra elbow room here







TOTAL FLOOR AREA: 2825 sq.ft. (262.5 sq.m.) approx.  
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