



Hyacinth Court, Carlton, DN14 9FX

Offers Over £450,000

JP HARLL



- Stunning Four Bedroomed Detached House
- West Facing Enclosed Rear Garden
- 136 Sq. M/ 1469 Sq. Ft.
- Detached Double Garage with Driveway
- Mains Water/ Mains Drainage
- Mains Gas Central Heating/ Mains Electricity
- Brick Built Construction
- FREEHOLD
- EPC Rating 'B' (85)
- Council Tax Band ' E'



Discover serene living at Hyacinth Court, set within a quiet cul-de-sac.

Nestled back from the quiet road and framed by glorious gardens, this executive-style, four-bedroom detached Harron Home sits proudly on the Hawthorne's Estate. Its red brick façade brings classic character to a home designed for modern family life.

Versatile living | Room to grow

Step into a spacious, wide entrance hall where Porcelanosa tiles stretch out ahead. The staircase rises to the left, and light fills this welcoming space, with doors leading invitingly in every direction.

The tiled flooring guides you through glass-panelled double doors on the right into the lounge. A double aspect with generous bay window fills the room with natural light, creating a peaceful space ideal to retreat from the world and settle in for the evening - with integrated Hammonds furniture and wired for entertainment.

To the left of the hall sits a generous study, fitted exclusively and comprehensively with premium Hammonds furniture with multiple desk spaces. Set apart from the main living areas, this room offers excellent flexibility as a study or ideal for private, flexible home-working. Switch off at the end of the day and close the door, uninterrupted by the bustle of work. Mirroring the bedroom above it, this room is also large enough for a super-king bedroom, and would work well as a permanent bedroom for an older or dependent relative.

Back in the entrance hall, a very spacious under-stairs cupboard offers practical storage for coats, shoes and household essentials.

Culinary comforts

Space defines this crisply decorated kitchen adorned with hand-made Moroccan tiles by London's Claybrook Studios. Dove grey units provide abundant soft-closing storage both above and below the wood-effect waterfall worktops, while a central peninsula bar anchors the room.

Cooking facilities include an eye-level double oven and a five-ring gas hob. At the sink, a rear window frames views of the garden and an abundance of natural life while you fill the kettle. Integrated appliances include a fridge freezer and dishwasher.



The adjoining dining area draws you in. Bay French doors with matching side panels add quiet grandeur while opening the room to the garden. The space balances practicality and atmosphere, making it equally suited to everyday meals and relaxed gatherings.

Just off the kitchen sits a practical utility room with matching cabinetry, an integrated washing machine and separate tumble dryer, plumbed for an extra sink if you decide. Doors lead from here to the ground floor cloakroom and outside.

Refresh and relax | And so to bed

Upstairs, the first floor reveals a collection of generously sized bedrooms.

Overlooking the picturesque front garden, the principal suite offers a calm retreat with Piero Fornasetti papering by Cole & Sons. A large window floods the spacious room with light, while mirrored Hammonds built-in wardrobes provide ample storage. The luxury and contemporary Porcelanosa-tiled en-suite features a Hansgrohe rainfall shower, lit and heated vanity, plumbed heated towel rail and wash basin. Here you'll find the first fully powered Japanese TOTO washlet and double-cyclone WC facility.

Bedroom two is another super-king-sized room with a window to the front elevation.

At the rear of the home, two further double bedrooms provide comfortable space for family or guests.

The family bathroom offers a bright, elegant space finished in crisp white and Porcelanosa tiling. Enjoy a relaxing soak after time spent gardening or exploring nearby countryside walks, with a separate shower available for convenience. With another generous lit and heated vanity, the bathroom features the property's second powered Japanese washlet facilities.

A gardener's paradise

South-west facing and wonderfully peaceful, the rear privately walled garden is a place to slow down and enjoy the surroundings.

Step out and take a seat on the sizable patio with a hidden electric point ta and watch nature pass by. A blossoming tree at the rear will provide welcome screening during the summer months, creating a secluded setting for barbecues and alfresco evenings with friends.

Establishing borders of lavender frames the garden with a mix of jasmines, passion flowers and Japanese shrubs blooming throughout the year.



To the right of the rear entrance sits a recently converted double garage, now arranged as an exceptionally generous gym and storage space. The area benefits from a high-voltage power supply from the house, heating, spotlights, insulated roofing, flooring and walls, creating a comfortable and practical year-round environment.

Automatic air circulation keeps the space fresh, while dusk-to-dawn lighting provides added convenience. A smart electric vehicle charging point is also installed, and loft access offers further useful storage.

Should additional parking be preferred, the space could easily be returned to its original use. The garage doors have been retained and the flooring can be removed, allowing straightforward reinstatement as a double garage.

For peace, tranquillity and spacious living, Hyacinth Court awaits your acquaintance.

Please note this property has external cctv and may be in operation whilst viewings take place

Features:

Technology & Connectivity

- Wired DVR CCTV system with three external cameras
- Wired Ring Doorbell System and Ring lights cameras at rear and on Garage
- Wired Ethernet installed downstairs for home networking
- 700Mb/s full fibre broadband
- ADT remote monitored alarm system

Smart Home & Energy

- Split-zone smart heating system
- Smart EV charger
- External lighting and soffit lighting fitted with Philips Hue bulbs
- Garage soffit lighting with dusk-to-dawn sensors



Bathrooms & Water Systems

- Integrated TOTO Japanese heated washlets in upstairs bathrooms with double cyclone flushing
- 30cm Hansgrohe Raindance showerhead in the double-person en-suite
- Harvey's water softening system and fresh water filter fitted at mains

Interior Finish & Fixtures

- Perfect Fit blinds throughout
- Integrated premium Hammonds fitted furniture
- Extensive spotlighting throughout the home (with the exception of bedrooms for comfort)

Garage & Gym Space

- High-voltage supply to the converted garage supporting powerline WiFi and internet
- Converted garage set up as gym and storage area
- Rubberised gym flooring
- 3kW heating
- Automatic air circulation system
- Wired Ring Camera and Light

Important Information

- Boiler Installed August 2022
- Boiler Last Serviced July 2025
- No Commercial vehicles with payload exceeding 1000kg, caravans, mobile homes or boats allowed
- CCTV system integrated into the property (external only)
- Written permission from Harron to turn the garage into a habitable space or annex suitable for multi-generational living

Property Information Disclaimer

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- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

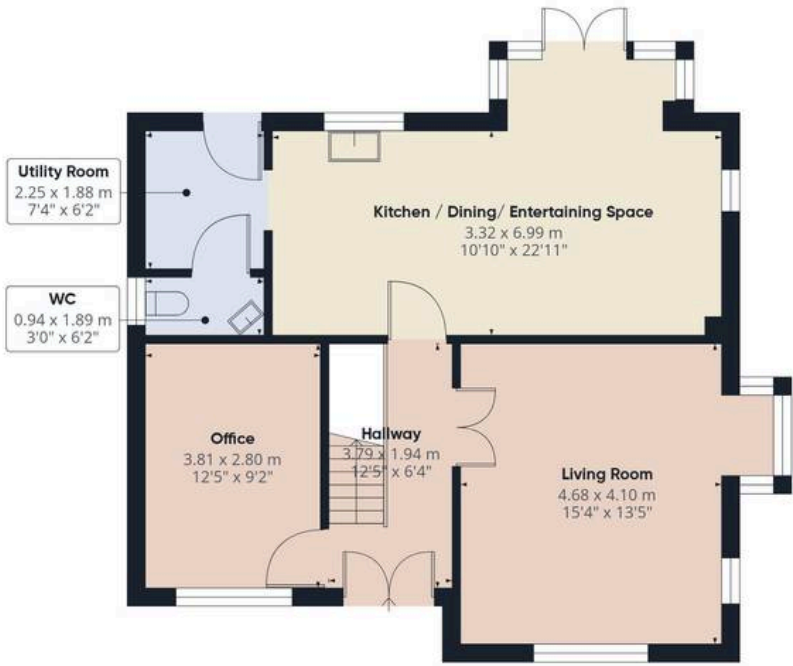
Should you wish to arrange a viewing, please contact us on 01757 709955



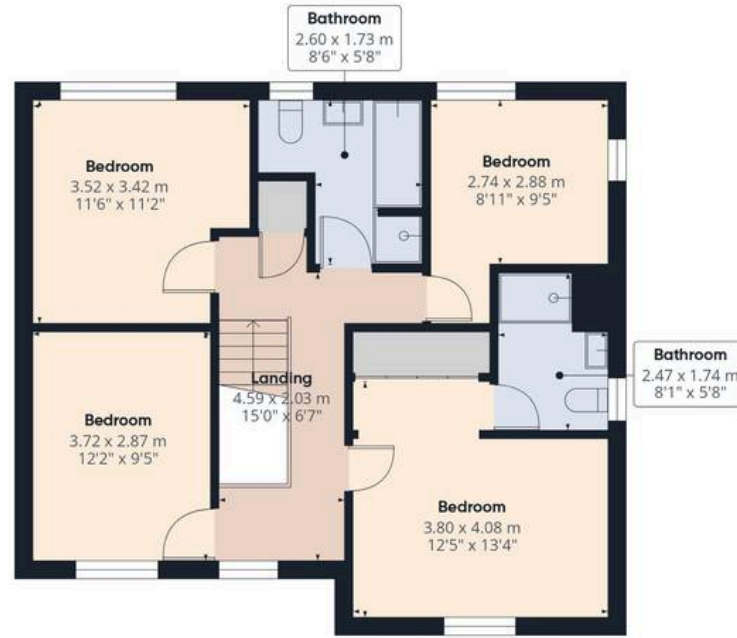








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

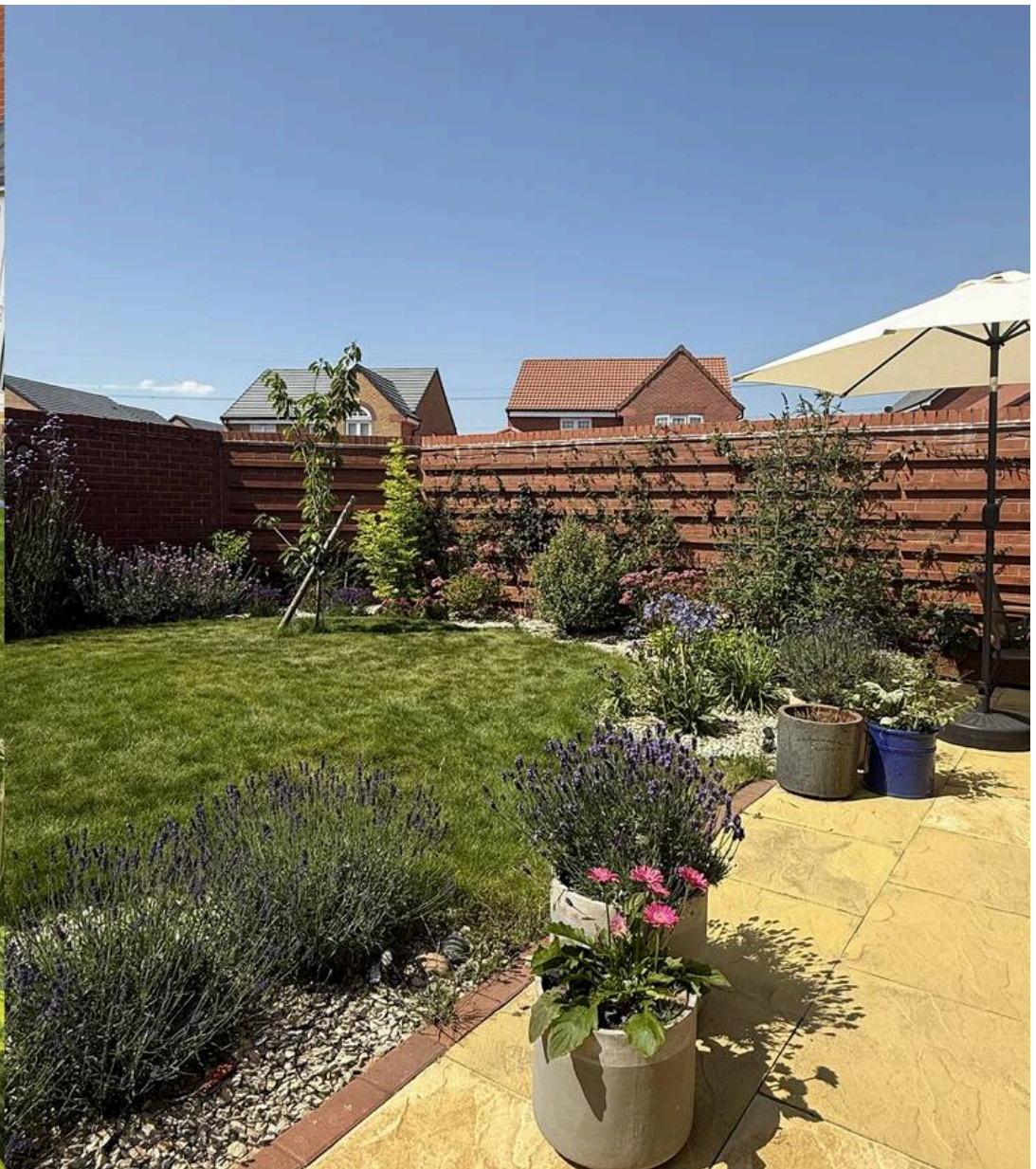
Approximate total area⁽¹⁾

169.1 m²

1819 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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