



## 12 Keepers Way, Belton

£495,000 Freehold

AN INDIVIDUALLY DESIGNED & BUILT DETACHED DORMER HOUSE · NO UPWARD CHAIN · EXTREMELY PRIVATE LOCATION · LARGE DETACHED 2 STOREY GARAGE · 4 RECEPTION ROOMS · 4 DOUBLE BEDROOMS · 3 BATHROOMS · IMPRESSIVE FITTED KITCHEN · PRIVATE MATURE GARDENS WITH AMPLE PARKING · VIEWING IS ESSENTIAL TO FULLY APPRECIATE



**paul fox**  
the family estate agents

Spacious 5-bed dormer detached house (2500 sq ft) in private cul-de-sac. Versatile layout, 3 baths, sun room, double garage with workshop, ample parking, private gardens. Ideal for families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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- EXTREMELY PRIVATE LOCATION
- LARGE DETACHED 2 STOREY GARAGE
- 4 RECEPTION ROOMS
- 4 DOUBLE BEDROOMS
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### **Central Reception Hall**

8' 0" x 23' 4" (2.45m x 7.10m)

Front light wood uPVC double glazed entrance door with patterned glazing with adjoining side lights, oak flooring, staircase leading to the first floor accommodation with open spell balustrading with under stairs storage and doors to;

### **Cloakroom**

Includes a modern suite in white comprising a low flush WC, vanity wash hand basin, tiled flooring and tiled walls with central mosaic boarder.

### **Fine Front Living Room**

20' 1" x 13' 11" (6.11m x 4.25m)

Plus a projecting square front uPVC double glazed bay window, attractive electric fire with granite hearth, backing and wooden surround and projecting mantel and two double wall light points.





### **Impressive Central Breakfasting Kitchen**

20' 10" x 15' 9" (6.36m x 4.80m)

Enjoying a dual aspect with side uPVC double glazed windows and matching entrance door leading to the driveway. The kitchen enjoys an extensive range of shaker style furniture finished in an Old English White with a complementary granite worktop and incorporates a one and a half bowl ceramic sink unit with drainer to the side and block mixer tap, eye level double oven and space for an American style fridge freezer, central breakfasting island with stainless steel five ring gas hob with ceiling suspended extractor and low level breakfast bar, ceramic tiled flooring, inset ceiling spotlights and broad opening through to;

### **Formal Dining Room**

13' 11" x 8' 11" (4.23m x 2.72m)

Side uPVC double glazed window and oak flooring.

### **Pleasant Rear Sun Room**

13' 4" x 9' 9" (4.07m x 2.96m)

Enjoys a dual aspect with rear and side uPVC double glazed entrance doors with adjoining side lights leading out to the rear garden, tiled flooring and loft access.





**Ground Floor Bedroom 4**

11' 5" x 10' 9" (3.47m x 3.27m)

With rear uPVC double glazed window.

**First Floor Central Landing**

8' 6" x 13' 11" (2.60m x 4.23m)

With projecting front uPVC double glazed window, continuation of open spell balustrading, loft access and doors to;

**Master Bedroom 1**

12' 5" x 20' 11" (3.78m x 6.38m)

Having front uPVC double glazed window with fitted blinds and Velux roof light, fully fitted bank of wardrobes to one wall, air conditioning unit and doors through to;

**Luxury En-Suite- Bathroom**

6' 9" x 12' 5" (2.06m x 3.78m)

Side uPVC double glazed window with patterned glazing, modern suite in white comprising a low flush WC, traditional free standing rolled top double ended bath with chrome mixer tap and shower attachment, broad vanity wash hand basin, ceramic tiled flooring, majority tiling to walls with chrome towel rail, inset ceiling spotlight and doors to;

**Store Room**

6' 9" x 8' 0" (2.06m x 2.45m)

With cylinder tank, providing eaves storage and fitted shelving.





### **Front Double Bedroom 2**

11' 6" x 20' 11" (3.50m x 6.38m)

Plus projecting front uPVC double glazed window with fitted blinds, rear Velux roof lights, eaves storage and wall mounted air conditioning unit.

### **Shower Room**

8' 6" x 6' 7" (2.60m x 2.00m)

Rear double glazed Velux roof light with fitted blind, modern suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with mains shower and glazed screen, tiled flooring, part tiling to walls with chrome towel rail and central boarder.

### **Grounds**

The property sits extremely private and peacefully at the end of pleasant cul-de-sac shared with executive homes and is entered through an electric wrought iron gate onto a substantial pea pebbled driveway allowing parking for several vehicles and allowing direct access to the garaging and also providing room and storage for a caravan or motor home if required. Gardens to the front come principally lawned with mature planted borders with flagged seating area, pathway to the front and side entrance doors and enjoys excellent views across the church. The rear garden is off an excellent size having flagged seating areas and being principally lawned having a number of mature trees with mature planted borders.





### **Garage**

20' 11" x 11' 5" (6.38m x 3.47m)

The property enjoys the benefit of a two storey detached brick and block garage with electric remote operated roller front door, side uPVC double glazed window and door, corner fitted cloakroom with wash hand basin and toilet, internal power and lighting and fixed staircase leads through to a loft room.

### **Garage Loft Room**

20' 11" x 9' 10" (6.38m x 3.00m)

With front uPVC double glazed window, power and lighting and fitted workshop benching.

### **Outbuildings**

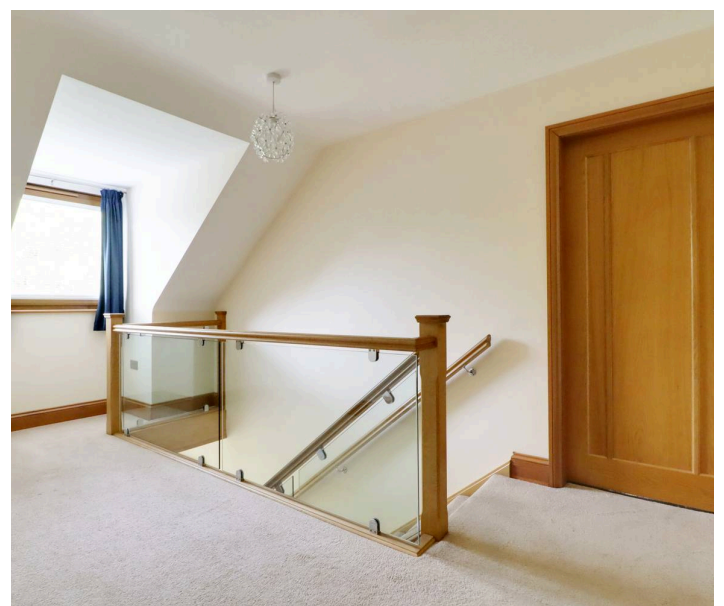
Within the grounds there is a timber summer house and store shed.

### **Double Glazing**

Full uPVC double glazed windows and doors.

### **Central Heating**

Modern gas fired central heating system to radiators.





### Utility Room

7' 1" x 9' 9" (2.16m x 2.96m)

Rear uPVC double glazed window, extensive range of oak style furniture with brushed aluminium style pull handles with a patterned worktop with tiled splash backs incorporating a stainless steel sink unit with drainer to the side and block mixer tap, tiled flooring and wall mounted Valiant gas fired central heating boiler.

### Study/Bedroom 5

7' 3" x 6' 11" (2.20m x 2.12m)

With a rear uPVC double glazed window and oak flooring.

### Ground Floor Bedroom 3

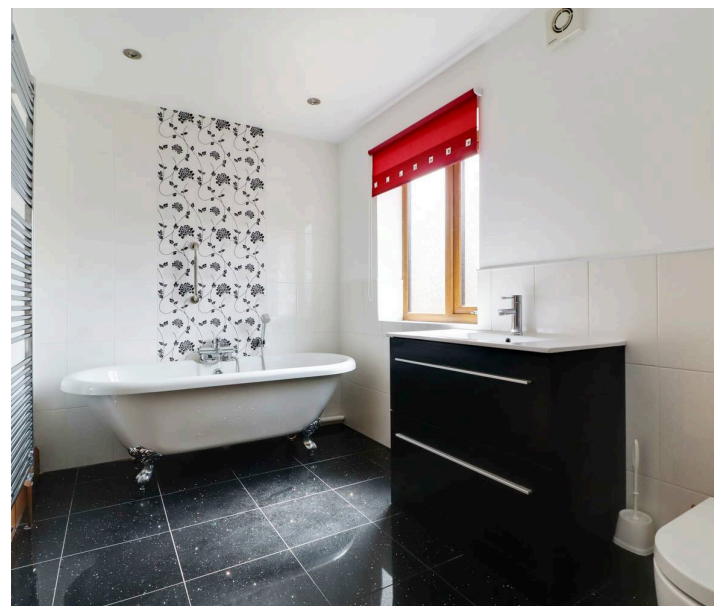
11' 5" x 9' 4" (3.47m x 2.85m)

Front uPVC double glazed window and doors to;

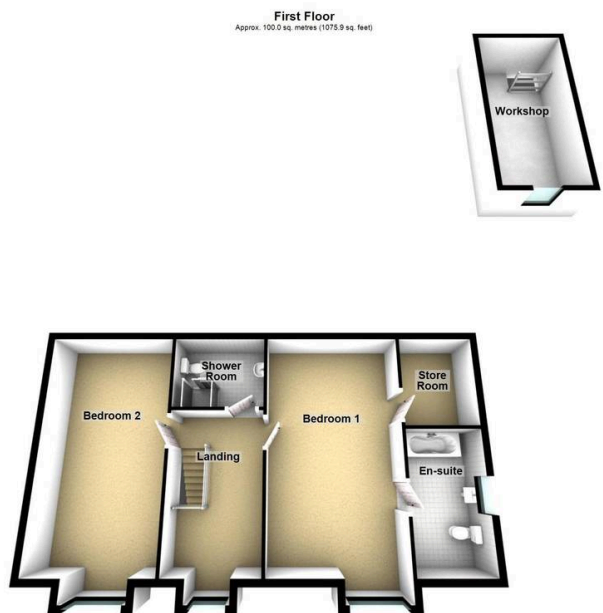
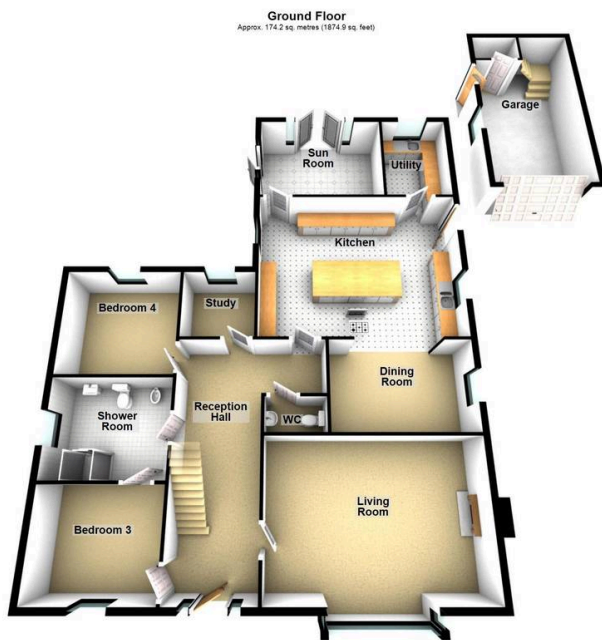
### Jack and Jill Modern Family Shower Room

11' 5" x 9' 4" (3.47m x 2.85m)

Side uPVC double glazed window with patterned glazing enjoying a quality four piece suite in white comprising a low flush WC, bidet broad vanity wash hand basin and walk-in shower with mains shower and glazed screen, tiled flooring, tiled walls with mosaic borders, twin chrome towel rails, inset ceiling spotlights and doors back to the hallway.







Total area: approx. 274.1 sq. metres (2950.7 sq. feet)

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