



ROB LETTS

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# Stack Yard House, Seaton Ross

Guide Price £475,000

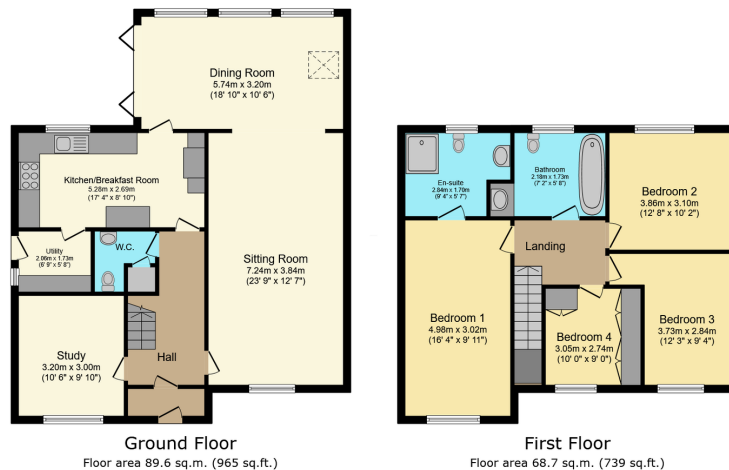
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Set on a quiet no-through road in the heart of Seaton Ross, Stackyard House is an individually styled detached home offering over 1,500 sq ft of flexible, thoughtfully designed living space. A welcoming entrance hall with ground floor W.C. sets the tone, alongside a versatile study ideal for home working or family use. The sitting room is a generous and inviting space, centred around a log burner that creates a warm, relaxed atmosphere. The kitchen is both stylish and practical, finished with granite work surfaces, underfloor heating, and a full range of integrated appliances including two Neff hide-and-slide ovens, a five-ring gas hob, Quooker instant boiling water tap, dishwasher, and space for an American-style fridge freezer. A separate utility room keeps everyday life neatly organised. To the rear, a superb dining room extension features Velux roof lights and bi-fold doors opening onto the garden, making it ideal for entertaining. Upstairs are four well-proportioned bedrooms, including a main bedroom with en-suite, plus a family bathroom. Outside, the south-easterly facing garden is private and not overlooked, complemented by a large driveway, garage access, extensive gym space, and a timber framed gazebo perfect for year-round use.

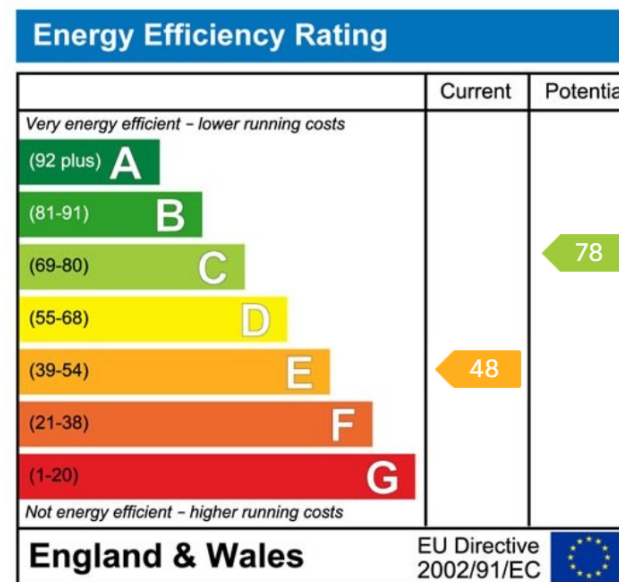




Total floor area: 158.3 sq.m. (1,704 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Over 1,700 sq ft of flexible accommodation
- Four well-proportioned bedrooms
- Sitting room with feature log burner
- Integrated Neff appliances & Quooker boiling tap
- Private, south-easterly facing garden not overlooked
- Quiet no-through road position
- Ground floor W.C. and separate study
- Granite worktops & underfloor heating in Kitchen
- Outbuilding with gym, garage access & timber gazebo
- When calling about this property please quote RL0918



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