

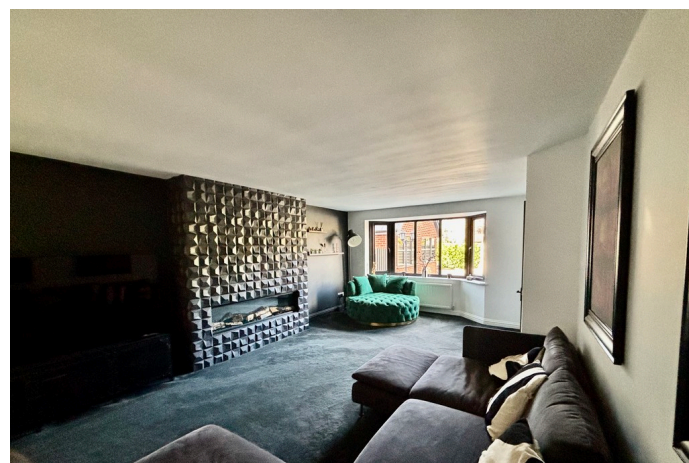




STUNNING PROPERTY WITH FIELD VIEWS, STYLISH DECOR, FOUR BEDROOMS AND SEPARATE ANNEX. This superb family home is positioned in the sought after village location of Thorpe In Balne and the presentation will WOW all potential purchasers. Spacious throughout this stunning family home briefly comprises of entrance hallway, lounge with feature fireplace, separate dining room, beautiful breakfast kitchen, utility room/WC, rear entrance hall, amazing family room to the rear with log burner, stairs to the first floor landing, master bedroom with ensuite bathroom/shower room, three further spacious bedrooms, shower room, driveway with electric gated access, side hot tub garden area, rear south facing lawned garden with patio, separate annex to the front with ground floor shower room and bedroom to the first floor. **AMAZING FAMILY HOME IN DN6.**

ENTRANCE HALL

7' 6" x 19' 0" (2.29m x 5.80m) This delightful home is accessed via the front facing double glazed door to the generous hallway with two front facing double glazed windows, radiator, tiled flooring and storage cupboard beneath the stairs leading to the first floor.



LOUNGE

11' 10" x 18' 11" (3.62m x 5.77m) Lovely reception room with feature tiled chimney breast, electric log effect fire, front facing double glazed bay window, radiator and telephone point.

SEPARATE DINING ROOM

10' 8" x 10' 5" (3.27m x 3.18m) Further separate reception room at the front of the house with front facing double glazed bay window and a radiator.

BREAKFAST KITCHEN

10' 7" x 20' 9" (3.23m x 6.35m) Beautiful kitchen space with a range of fitted cabinetry, granite work surfaces with matching splash backs, Belfast style sink with central chrome tap, rangemaster cooker with gas hob, extractor fan above, space for American style fridge/freezer, integrated dishwasher, integrated microwave, integrated wine cooler, tiled flooring, under floor heating, spotlights, side facing double glazed window, open access to the family room, door to the hallway and door to the rear entrance hall.

UTILITY ROOM/WC

4' 2" x 5' 6" (1.28m x 1.70m) Benefitting from low flush WC, partially tiled walls, extractor fan, fitted eye and base level storage cabinets, plumbing for a washing machine, space for a tumble dryer and side facing double glazed frosted window.

REAR ENTRANCE HALL

Side facing double glazed frosted door to the rear hallway, internal door to the kitchen, internal door to the WC, tiled flooring, radiator and rear facing double glazed window.

FAMILY ROOM

22' 5" x 12' 6" (6.85m x 3.83m) The WOW room of the property with beautiful glass feature roof, log burner, tiled flooring, under floor heating, spotlights, side/rear facing double glazed windows, open access to the kitchen and two side facing double glazed French doors to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.



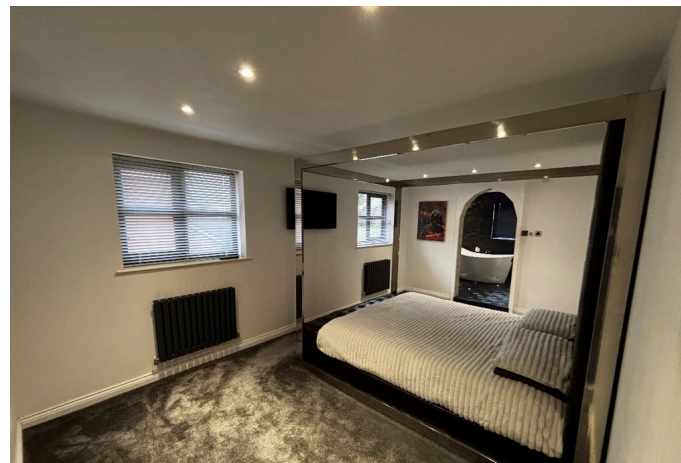
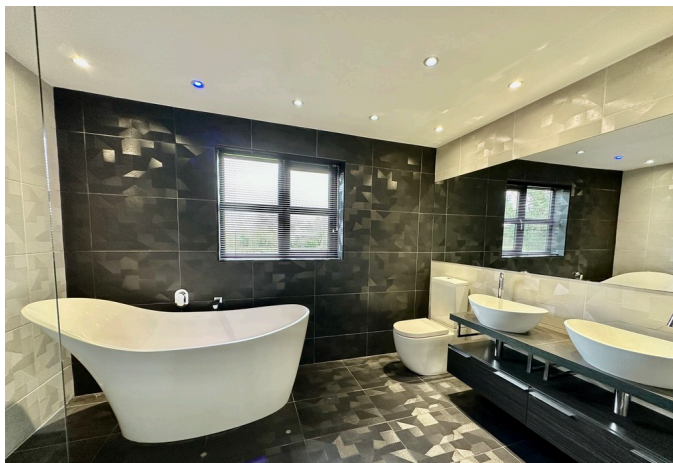
LANDING

6' 2" x 12' 3" (1.88m x 3.74m) Providing access to all bedrooms/shower room and benefits from a view over the family room to the rear.

MASTER BEDROOM

10' 8" x 18' 7" (3.26m x 5.68m) Stunning master bedroom with open access to the en-suite, two side facing double glazed windows and spotlights.







ENSUITE

10' 7" x 7' 11" (3.25m x 2.43m) Large ensuite comprising of dual wash hand basins within vanity unit, walk in wet area with rainfall shower, further wall mounted shower unit, freestanding bath, tiled flooring, tiled walls, underfloor heating, vertical radiator, spotlights, extractor fan, wall mounted mirror and rear facing double glazed frosted window.

BEDROOM

13' 2" x 9' 3" (4.02m x 2.83m) Further spacious bedroom with rear facing double glazed window and radiator.

BEDROOM

11' 10" x 9' 4" (3.63m x 2.87m) Lovely double bedroom space with loft stairs leading to further storage space in the loft that benefits from two velux style windows, spotlights, front facing double glazed window and a radiator.

BEDROOM

10' 7" x 10' 5" (3.24m x 3.19m) Positioned at the front of the house the fourth bedroom is still spacious with front facing double glazed window and a radiator.

SHOWER ROOM

6' 9" x 6' 3" (2.07m x 1.92m) Fantastic shower room with walk in fully tiled shower space, glass shower divide, rainfall shower, wash hand basin within a vanity unit, mirror, spotlights, extractor fan, low level LED lights, vertical radiator and front facing double glazed velux style window.

FRONT GARDEN/DRIVEWAY

Remote control electric gated entry system, leading to the driveway providing off street parking for several cars, slate beds, sleeper steps, two side access gates, dusk until dawn security lighting, hedge to the front and wall/fence partial



enclosure.

ANNEX GROUND FLOOR

16' 9" x 15' 10" (5.13m x 4.85m) Excellent additional space that is versatile and can be utilised as living accommodation or potentially for running a business activity. The annex benefits from two side facing double glazed windows, rear facing double glazed French doors, door to the shower room, two electric heaters, fitted base level cabinetry with wash hand basin, electric water heater, spotlights and stairs to the first floor loft room.

ANNEX FIRST FLOOR

17' 0" x 8' 9" (5.19m x 2.68m) Once again a versatile space perfect for a bedroom or possible office space, with rear facing double glazed velux style window, electric heater and spotlights.

SIDE/REAR GARDEN

Hot tub area with pergola, sleeper path within gravelled area leading to the rear lawned garden, raised paved patio, fence enclosure, outdoor lighting and open field view to the rear.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: E

HEATING SYSTEM: OIL

LAST SERVICE: 2025

MIXTURE OF RADIATORS AND UNDER FLOOR HEATING THROUGHOUT

NO CURRENT GAS SUPPLY TO THE VILLAGE

CURRENTLY USE SEPTIC TANK

SOME APPLIANCES ARE NEGOTIABLE SEPARATELY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		