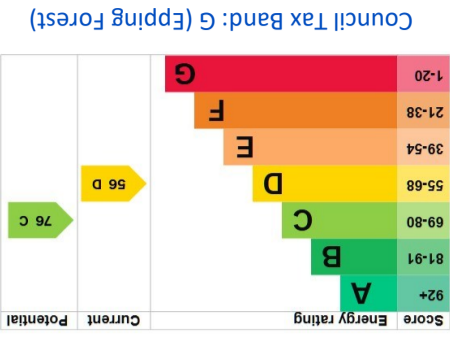
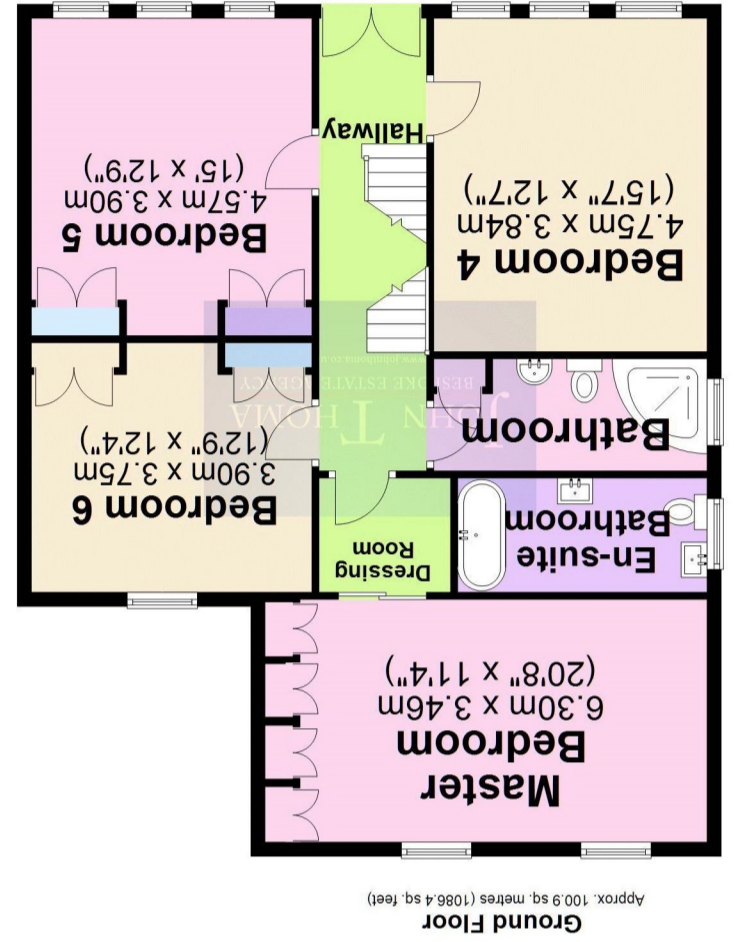
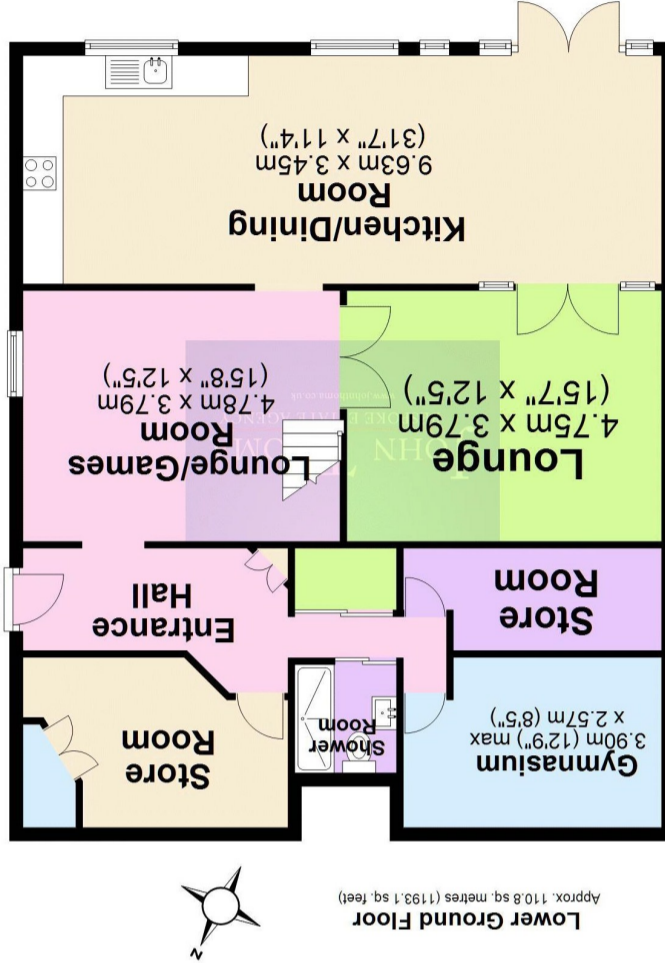
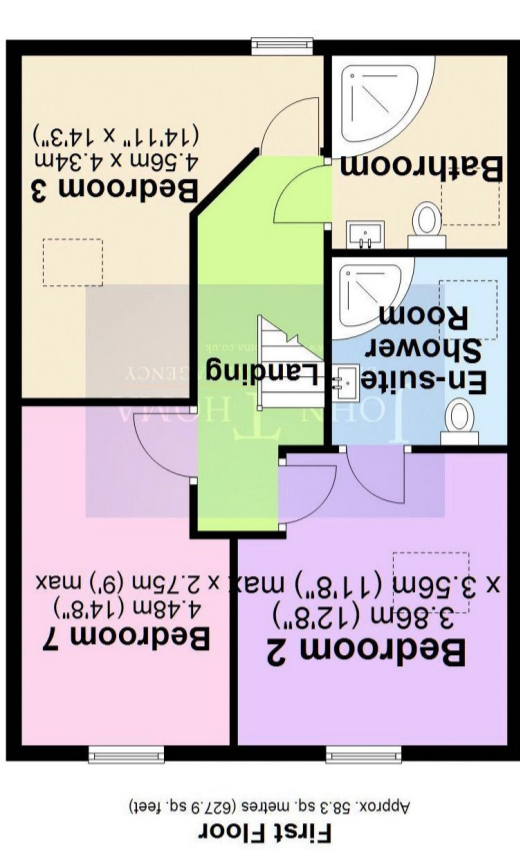


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Total area: approx. 270.1 sq. metres (2907.4 sq. feet)





On entering the property, there is a large hallway with a marble border and an inset carpet. On the ground floor, you will find four double bedrooms, a bathroom, and an en-suite to the master bedroom.

The master bedroom measures a huge 20'8" x 11'4" and benefits from fitted wardrobes plus a separate dressing area with sliding doors. The master also has the luxury of an en-suite bathroom, which is tiled from floor to ceiling with marble tiles.

Bedrooms five and six are also on the ground floor; both are large double bedrooms with fitted wardrobes.

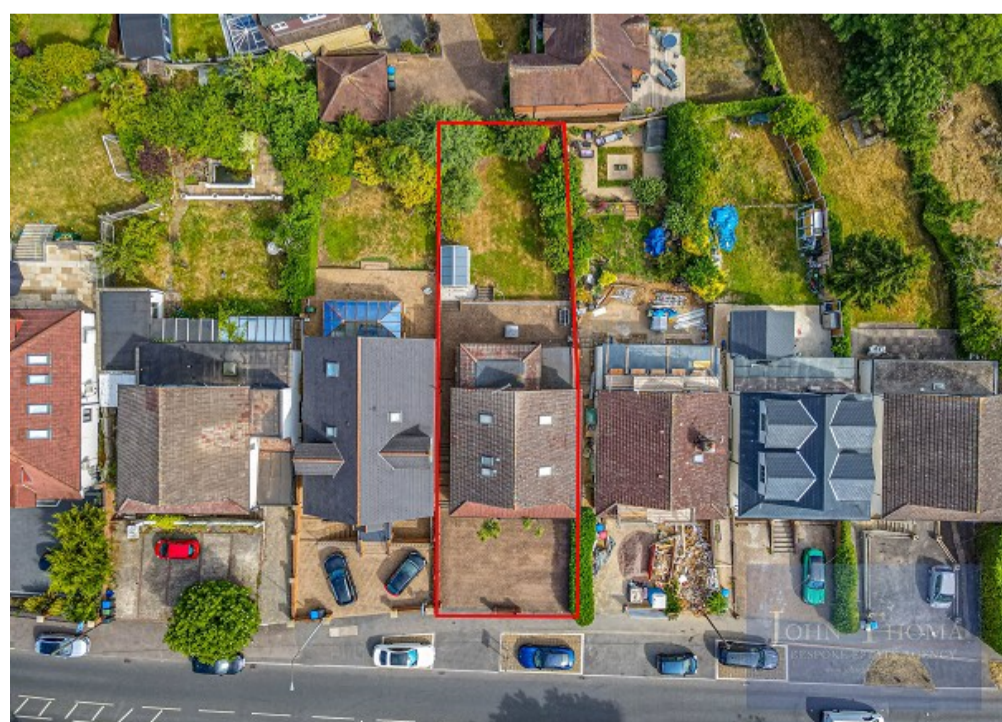
Bedroom four measures 15'7" x 12'7" and is currently being utilised as a ground-floor sitting room / office. The ground floor bathroom is large, tiled floor to ceiling in marble tiles, and includes a fitted cupboard with space for a washing machine and tumble dryer.

There are stairs down to the lower ground floor, plus a separate external entrance via the side access. The lower ground floor consists of an extremely spacious kitchen/dining room, which measures 31'7" x 11'4" in size, with a bespoke fitted kitchen laid with a marble floor. The kitchen contains multiple integrated appliances, such as a gas hob, electric fitted bbq, Neff oven, Neff microwave, and granite worktops. In this space, you will also find a breakfast bar for four people and a dining area which can seat approx. Ten people.

The lounge is an excellent size, measuring 15'7" x 12'5", with Japanese-style doors leading to a second lounge/games room and to the kitchen. The second lounge measures 15'8" x 12'5" and is laid with marble flooring. To complete the lower ground floor, there are two large storerooms, one of which holds two boilers and a Megaflo system. There is also a reception room, which is currently being used as a gym, and a shower room.

The first floor consists of two double bedrooms, a single bedroom, and two bathrooms. Bedroom two measures 12'8" x 11'8" in size and has the luxury of an en-suite shower room. Bedrooms three and seven share a bathroom on this floor.

Externally, the rear west-facing garden is of a good size, measuring around 75 feet in length, with a large, paved patio and steps leading to the lawn. The lawn is well maintained, with shrubs and trees to the borders. There is also a garden shed. To the front, there is a large carriage driveway with off-street parking for several cars.



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