

FOR SALE



Hooton Lane, Ravenfield
Offers Over £750,000


MARTIN&CO



Hooton Lane, Ravenfield

6 Bedrooms, 4 Bathroom

Offers Over £750,000

- Detached house
- Six bedrooms
- 3 En suites
- Five reception rooms
- No chain

The approach to this amazing property is through electric gates off a private road near Ravenfield. As you drive through the gates towards the house there are lawned gardens to the left and right surrounded by well maintained borders. Beyond the portico is access to the double garage with a parking bay opposite. Entrance to the house is through double front doors into the large welcoming entrance hall with beautiful herringbone wood flooring and spindled staircase rising to the first floor landing. Leading off the entrance hall is the dining room, kitchen, breakfast room, downstairs w/c, front sitting room and under stairs storage.

Dining Room:

The large Dining Room is perfect for hosting dinner parties, adding to its character is the ceramic tiled fireplace, French doors opening to the front of the house, and wood flooring.

Downstairs W/C:

There is a flower patterned W/C and basin. The walls are part tiled.

Sitting Room:

There are two steps down to a cosy but large room, in the summer it can be a wonderful place for the late sun as there are dual aspect French doors. There are connecting double doors to the Lounge.

Lounge:



The spacious Lounge has a marble effect fireplace and French doors that open on to the patio. The other large window overlooks the beautiful lawn of the rear garden and the wonderful views over adjacent fields. .

Breakfast Room:

Off the hallway or up two steps from the Lounge through double sliding doors is the Breakfast Room. The large window overlooks the rear garden and catches the morning sun making the room feel bright and airy. There is a super stone fireplace and wood flooring.

Kitchen:

The very large Kitchen feels like the hub of the house. It is accessed from the hallway, the Double Garage or the rear Garden. There is plenty of room for a large table in the middle which acts as the focal point. Multiple wood front storage units are on all four walls, there is a five burner hob, integrated wall oven and grill and double sink. The walls are part tiled and a large window above the sinks with a view of the rear Garden.

Utility Room:

Off the Kitchen is the large Utility room with ample space for all types of white goods, plenty of shelves, a worktop and some cupboard units with a sink with more cupboards below.

Double Garage:

Office:

Off the Kitchen is a room that would be a perfect large domestic Office with dual aspect windows letting in lots of natural light.

Porch:

Leading to the rear Garden from the Kitchen is a small brick Porch that has doors to both left and right.

Stairs, Landing and Hallway:

The superb wooden staircase leads up to the Landing and Hallway. At the top of the stairs are three built in wardrobes. Along the Hallway is a storage area and access to the loft.

Master Bedroom:

An ante room leads to the large Master Bedroom which has French doors leading to a balcony. There is also a Window overlooking the rear of the property with fantastic views over nearby fields.



En Suite:

There is a Heated Towel Rail, Cabinet, Basin, W/C and Shower Unit. The flooring and walls are light coloured tiles. There are spotlights mounted in a panelled ceiling. The large window looks over the rear Garden.
Bedroom 2:

This is another large double Bedroom that is at the front of the house. There are two windows with views over the front garden and one looking South. It contains a built in Wardrobe.

En Suite:

The second Bedroom en suite contains a W/C, Basin, Shower Unit and Cabinet. There is an internal frosted window.

Master Bathroom:

The master Bathroom contains two Heated Towel Rails, a large lit wall Cabinet and mirror, wide Basin, W/C, Bidet, Bath with shower attachment. The floor and walls are tiled and the ceiling is panelled with spotlights.

Bedroom 3:

This is a Double Bedroom with large built in Wardrobes. The single Window looks over the rear Garden.

Bedroom 4:

This is a small Double or Large Single Bedroom that has one Window looking to the rear.

Bedroom 5:

This is a very large Double Bedroom with dual aspect windows. There is a large built in Wardrobe. The flooring is solid wood. .

En Suite:

The En Suite contains a Shower Unit, W/C and Basin. There is one frosted internal window and one that is front facing. The flooring is vinyl and the walls are ½ tiled.

Bedroom 6:

This is a corned Double Bedroom with dual aspect windows. There is a built in Wardrobe.

Rear Garden:

The rear Garden is a large lawned garden with neat borders. There is a summer house. The front garden is

laid to lawn with pond and side patio. Double gates open onto a drive which leads to the integral double garage and further parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





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