



3 Ross Drive, Stamford
£575,000

 **NEWTON FALLOWELL**

NO ONWARD CHAIN - Extended and renovated to a high level is this stunning four-bedroom detached family home, situated in a prime location of a Stamford. The property benefits from an amazing open plan kitchen diner with large island, two further reception rooms, three bathrooms with a downstairs cloakroom, four double bedrooms, single garage and off-road parking for two vehicles.

The property is arranged over two floors entering via the entrance hall with stairs leading to the first floor and storage cupboard underneath. The entrance hall offers a great flow downstairs connecting the living room, kitchen diner, family room and a cloakroom. The large living room has an abundance of space and bespoke window shutters. An opening from the living room leads into the hub of the house the substantial open plan kitchen diner with large island, modern kitchen units with integrated appliances, under floor heating and bi folding doors creating a seamless flow to outside. Another opening from the kitchen leads into the separate handy utility room. Completing downstairs is the versatile family room / study offering a great family space.

To the first floor the landing connects the four well balanced double bedrooms and the family three-piece bathroom. Bedroom one benefits from its own walk in dressing room and a gorgeous three-piece en-suite shower room. Bedroom two also has built in wardrobes and its own three-piece en suite shower room. Bedroom three is split into two which offers a great office room, playroom or dressing room.

Outside is a spacious patio seating area and lawn space. There is with the right vision scope to create an ideal garden with a seamless connecting to the kitchen diner thanks to the bi folding doors. To the side of the property is an off-road parking space for one vehicle, while en block is a single garage and further parking space in close vicinity to the property.

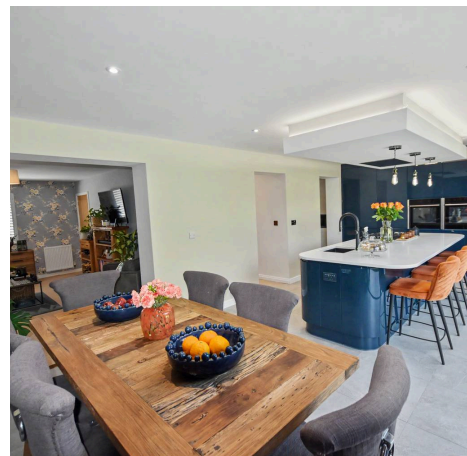
Don't miss your opportunity to view this amazing family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

16' 7" x 6' 1" (5.06m x 1.85m)

Cloakroom

3' 3" x 3' 3" (0.98m x 0.98m)

Living Room

16' 7" x 10' 8" (5.06m x 3.25m)

Kitchen Diner

26' 4" x 12' 0" (8.03m x 3.65m)

Utility Room

8' 11" x 6' 4" (2.71m x 1.92m)

Family Room

9' 11" x 8' 11" (3.02m x 2.72m)

Landing

10' 11" x 10' 0" (3.32m x 3.05m)

Bedroom 1

12' 2" x 10' 9" (3.70m x 3.27m)

Dressing room

7' 6" x 6' 11" (2.28m x 2.10m)

En suite

7' 4" x 5' 10" (2.23m x 1.79m)

Bedroom 2

10' 8" x 10' 8" (3.24m x 3.24m)

En-Suite

8' 2" x 5' 3" (2.50m x 1.60m)

Bedroom 3

12' 2" x 7' 7" (3.70m x 2.30m)

Office

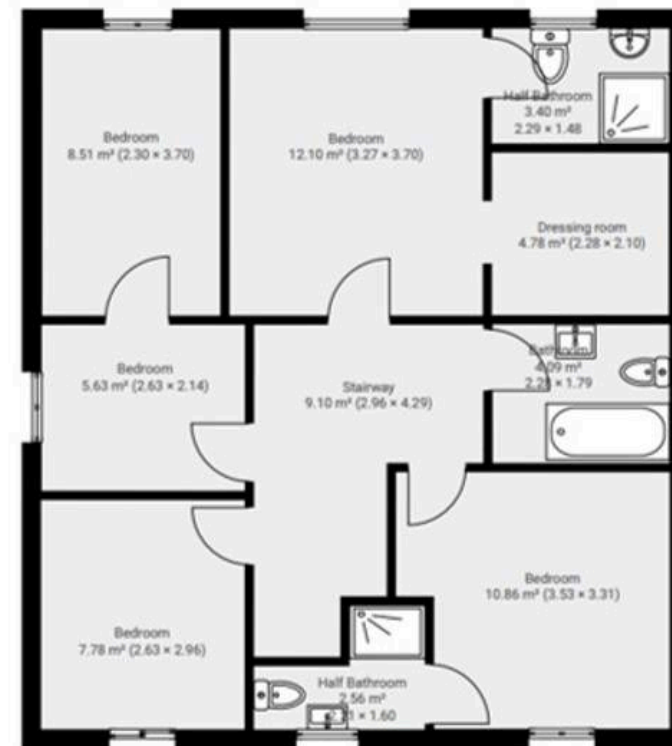
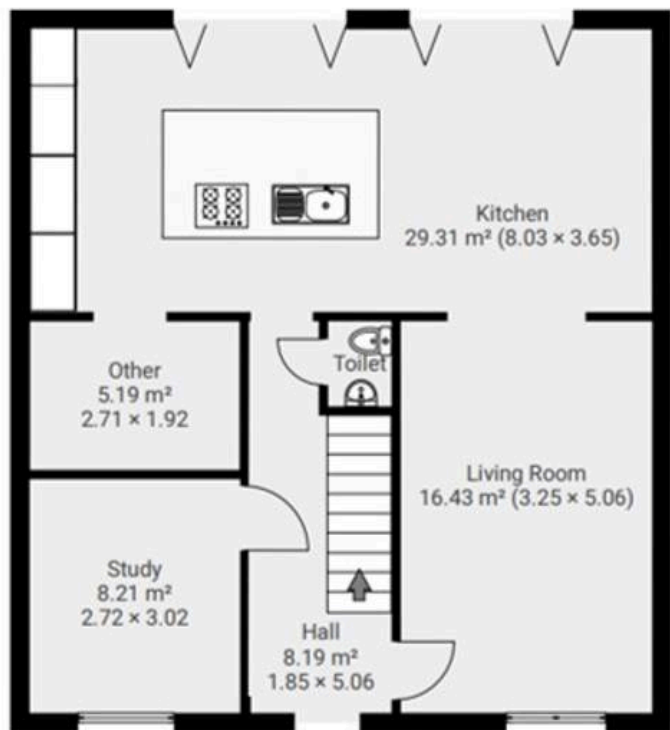
9' 2" x 6' 9" (2.79m x 2.05m)

Bedroom 4

9' 6" x 8' 10" (2.90m x 2.70m)



Bathroom



Newton Fallowell - Stamford

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