



Rumbush Lane, Earlswood

£1,100,000



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Smart Homes Portfolio are delighted to offer this attractive period detached family home situated in a lovely semi-rural location with the added benefit of a two bedroom detached annex to rear and outdoor heated swimming pool. Offering spacious accommodation comprising four good size bedrooms, three delightful reception rooms, stunning extended family kitchen, laundry room, guest W.C, en-suite shower room, re-fitted family bathroom, stunning Southerly facing rear garden, ample driveway parking and open views to front





This attractive double fronted Georgian property enjoys open views across fields to the front aspect and has a block edged tarmacadam driveway to the side providing generous off road parking and access to a private detached bungalow

Entrance to Front

A feature canopy porch provides front access through to an inner hallway with wall panelling, Karndean flooring, built-in store cupboard and panelled door leading through to

Dual Aspect Dining Room

11' 10" x 11' 9" (3.61m x 3.58m)

With double glazed window to side, double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator, Karndean flooring and door leading through to hallway





Entrance Hallway

With side entrance door to driveway and off road parking, radiator, Karndean flooring, ceiling light point, coving to ceiling and doors leading off to

Dual Aspect Sitting Room

11' 8" x 11' 9" (3.56m x 3.58m)

With double glazed window to side, double glazed bay window to front elevation, radiator, Karndean flooring and feature granite fireplace

Versatile Gym/Home Office

10' 4" x 10' 3" (3.15m x 3.12m)

With double glazed window to side elevation, spotlights to ceiling, radiator, built-in storage with Quartz worktops, coving to ceiling and

Stunning Open Plan Family Dining Kitchen to Rear

29' 7" x 16' 5" (9.02m x 5m)

The family dining area has a staircase leading to the first floor accommodation, attractive herringbone Karndean flooring, feature cast iron gas fireplace with Quartz hearth, ceiling light point, radiator, coving to ceiling and archway opening into the stunning kitchen area which has been re-fitted with a range of wall, drawer and base units with Quartz work surfaces and matching upstands, central island with inset sink with filtered instant hot water tap, wine fridge and breakfast bar seating area, five ring ceramic hob with double extractors over, inset double ovens, integrated dishwasher, space for American style fridge freezer, spot lights to ceiling, feature roof lantern, double glazed windows to side and rear over-looking pool area and double glazed French doors leading out to the South Easterly

Landing

With ceiling light point, double glazed window to side and doors leading off to

Dual Aspect Master Bedroom

11' 9" x 11' 10" (3.58m x 3.61m)

With double glazed windows to front and side elevations, radiator, ceiling light point and door leading through to

En-Suite Shower Room

9' 0" x 2' 11" (2.74m x 0.89m)

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, resin tray, floor drain and body jets, low flush WC and pedestal wash hand basin with complementary tiling to water



Dual Aspect Bedroom Two

11' 9" x 11' 8" (3.58m x 3.56m)

With double glazed windows to front and side elevations, radiator and ceiling light point

Bedroom Three to Rear

10' 9" x 10' 4" (3.28m x 3.15m)

With two double glazed windows to rear elevation, radiator and ceiling light point

Bedroom Four

11' 10" x 6' 6" in to wardrobe (3.61m x 1.98m)

With double glazed window to front elevation, fitted wardrobes, access to a part boarded loft space, radiator and ceiling light point



Four Piece Family Bathroom to Rear

Being fitted with a four piece white suite comprising; roll top bath with centralised telephone effect mixer tap with shower attachment, low flush WC, pedestal wash hand basin and shower cubicle with Metro style tiling, feature dado rail with panelling beneath, Karndean flooring, obscure double glazed window to rear, radiator and ceiling light point

Delightful Southerly Facing Rear Garden

Providing a superb entertainment space with substantial porcelain patio area, additional decked area, retaining fencing surrounding heated swimming pool, two sheds and additional storage units, further patio and seating area with feature raised slate cladded shrubbery beds, lawned area, railway sleeper



Lounge to Front

13' 3" x 9' 9" (4.04m x 2.97m)

With double glazed bow window to front elevation, ceiling light point, coving to ceiling, wall mounted Dimplex electric heater, door to inner hallway and door leading through to

Bedroom Two to Front

9' 10" x 6' 7" (3m x 2.01m)

With double glazed window to side elevation and ceiling light point

Inner Hallway

With ceiling light point, access to a boarded loft space via a drop down ladder and doors leading off to



Kitchen to Rear

9' 10" x 5' 3" (3m x 1.6m)

Being fitted with a range of high gloss wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring ceramic hob, inset electric oven, space and plumbing for washing machine, space for fridge freezer, wall mounted Dimplex heater, ceiling light point and double glazed window to rear

Bedroom One to Rear

12' 11" x 9' 1" (3.94m x 2.77m)

With double glazed window to rear elevation, wall mounted Dimplex storage heater and ceiling light point

Shower Room

6' 4" x 6' 4" (1.93m x 1.93m)

Being fitted with a three piece white suite comprising of; shower enclosure with electric shower, WC with enclosed cistern and vanity wash hand basin with complementary tiling to splashback areas and floor, obscure double glazed window to side and ceiling light point





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