



Church View Close, Morton Bourne
£575,000 **Freehold**

QUENTIN
MARKS



Key Features



- Detached Family Home
- 5 Bedrooms
- 3 Ensuites
- Large Lounge
- Living / Kitchen / Dining Space

Situated within an exclusive private development of just 5 homes, 1 Church View Close is the largest property in this prestigious setting, offering spacious and versatile accommodation finished to an exceptional standard.

At the heart of the home is a superb open-plan kitchen, extensively fitted and designed for modern family living. This impressive space flows seamlessly into the dining area and sitting room, both enhanced by attractive exposed brick feature walls, creating warmth and character. This family room/living room, bedrooms 1 and 3 are fitted with air conditioning units that can also be used as air sourced heat pumps.

The generous formal lounge enjoys oak flooring and French doors opening onto the rear garden, while a separate study provides an ideal space for home working. A practical utility room offers internal access to the double garage.

The accommodation is thoughtfully arranged, with one of the five bedrooms conveniently located on the





Ground Floor



First Floor

Total floor area 258.8 sq.m. (2,786 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io



ground floor, complete with its own en-suite shower room-ideal for guests or multigenerational living.

Upstairs, the particularly spacious principal bedroom benefits from a dedicated dressing area with an extensive range of fitted wardrobes, together with a stylish en-suite. Bedroom 2 also features an en-suite and open-fronted wardrobes, while bedrooms 3 and 4 are all well-proportioned and fitted with built-in wardrobes.

Externally, a driveway leads to the double garage, which houses the gas-fired central heating boiler alongside the Tesla battery pack and controls. The south-facing rear garden is beautifully arranged, featuring an Indian stone patio, lawn, and established borders-perfect for outdoor entertaining.

To the front of the property is an additional garden area incorporating a fully insulated workshop with air sourced heat pump and air conditioning, measuring approximately 5.2m x 2.9m, ideal for hobbies, storage, or a home office."

Further benefits include photovoltaic (PV) solar panels with battery storage, helping to significantly reduce ongoing energy costs.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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INFORMATION



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