



Pratts Lane, Mappleborough Green, B80 7BN

Guide price £750,000


KING
HOMES

**** Extended and Modernised ** 2100 Sq. Ft** Four/Five Bedrooms ** Three Bathrooms** Detached Family Home ** Pratts Lane ** VIDEO TOUR AVAILABLE** One Downstairs Bedroom with En-Suite ** Integral Garage ** NO ONWARD CHAIN ** MOVE IN READY ** A beautifully presented and extensively extended four-bedroom detached family home set in the highly desirable village of Mappleborough Green. This spacious property features a stunning open-plan kitchen/dining/sitting room with French doors to the garden, two additional reception rooms, a ground floor guest bedroom with en-suite, separate utility room, and modern bathrooms throughout. Outside boasts a generous rear garden, private paddock, ample driveway parking, and an integrated garage. Stylish, versatile, and ready to move into – this is a rare opportunity in a sought-after location.**



This exceptional and substantially extended and refurbished four-bedroom detached family home is located in the highly sought-after village of Mappleborough Green, along the quiet and desirable Pratts Lane. Boasting spacious, modern interiors and a beautifully landscaped rear garden with a private paddock, this property presents a rare opportunity for a turnkey home in a semi-rural yet highly accessible location.

Set back from the road behind a neat lawned garden and a private driveway with ample parking for multiple vehicles, the home offers both curb appeal and practicality. There is forward access to an integrated garage and gated side entry to the rear garden.

Internally, the accommodation has been thoughtfully renovated and extended to a high standard, offering stylish and flexible living across two floors. On the ground floor, a bright and welcoming entrance hall leads to a generously sized front-facing lounge, featuring a large bay window and ideal for relaxed evenings or entertaining. A second reception room offers further versatility, perfect for use as a formal dining area, playroom, or home office.

To the rear, the heart of the home is a stunning open-plan kitchen, dining, and sitting room that stretches across the back of the house. Dual sets of French doors open out onto the garden, flooding the space with natural light and offering seamless indoor-outdoor living. The bespoke kitchen is fully fitted with modern integrated appliances including an electric hob, double oven/grill, fridge, freezer, and dishwasher. A separate utility room adjoins the kitchen with further cabinetry and access to the garage.

A guest bedroom is conveniently located on the ground floor and benefits from its own en-suite shower room, ideal for visitors or extended family. A separate WC completes the ground floor accommodation.

Upstairs, the principal bedroom is generously proportioned, complete with a modern en-suite shower room and a charming skylight feature that adds both character and natural light. Two further well-sized double bedrooms share a contemporary family bathroom which includes a full-sized bath, walk-in shower, WC, and wash basin.

To the rear, the garden is a true highlight of the property – a well-maintained and extended outdoor space that includes a stone slab patio, ideal for outdoor dining and entertaining. The central lawn is bordered by mature plants, and beyond lies a private, enclosed paddock, offering a peaceful and versatile green space perfect for families, pets, or even hobby gardening.

This is a home that truly offers ready-to-move-into accommodation, with generous living space, modern fittings, and the added benefit of no onward chain. Situated within easy reach of excellent local schools and amenities while retaining a tranquil village setting, properties of this standard and size rarely come to market.

Hall

Kitchen/Dining/Family Room

16'3" max x 38'0" (4.96m max x 11.60m)

Utility

6'3" x 8'5" (1.93m x 2.59m)

Living Room

11'10" x 12'9" (3.63m x 3.91m)

Reception Room

11'7" x 9'10" (3.55m x 3.02m)

Bedroom 4

12'8" x 8'3" (3.87m x 2.54m)

En-suite

4'2" x 8'3" (1.28m x 2.54m)

W.C

4'2" x 9'4" (1.28m x 2.87m)

Landing

Bedroom 1

13'1" x 17'1" (4.01m x 5.21m)

En-suite

Bedroom 2

16'3" x 7'6" (4.96m x 2.29m)

Bedroom 3

10'8" x 9'3" (3.26m x 2.83m)

Bathroom

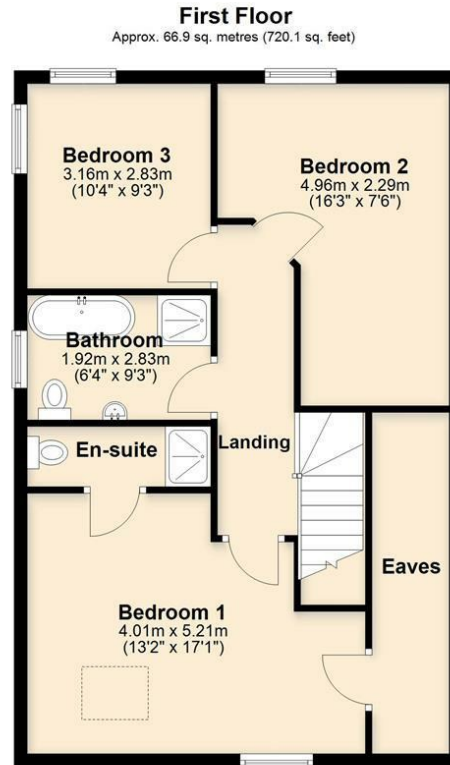
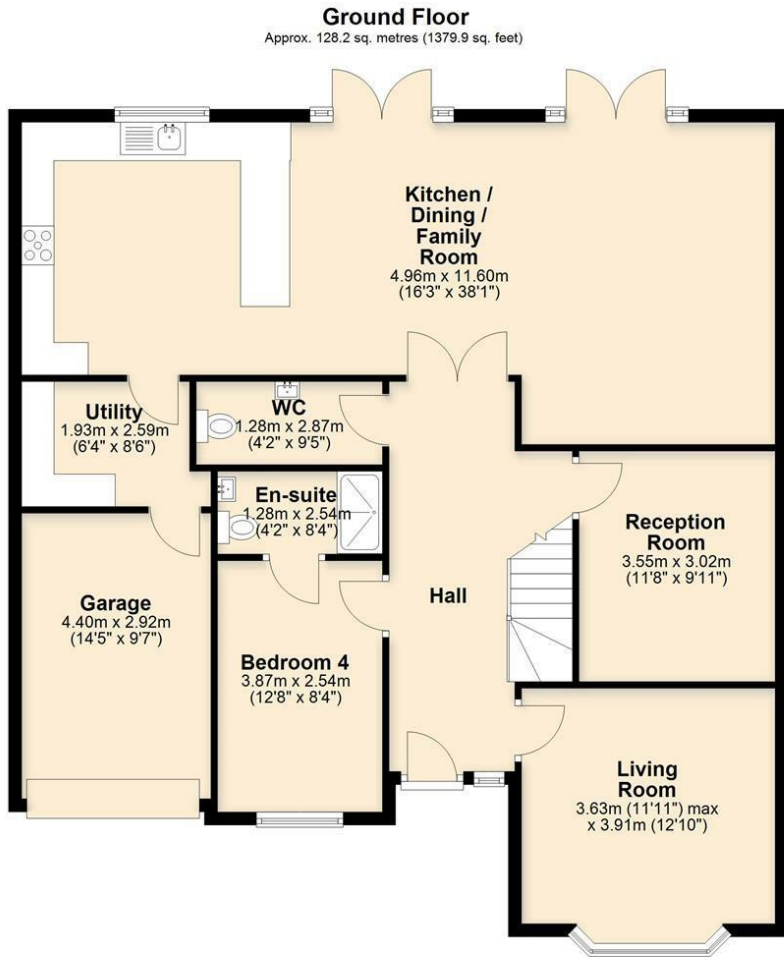
6'3" x 9'3" (1.92m x 2.83m)

Garage

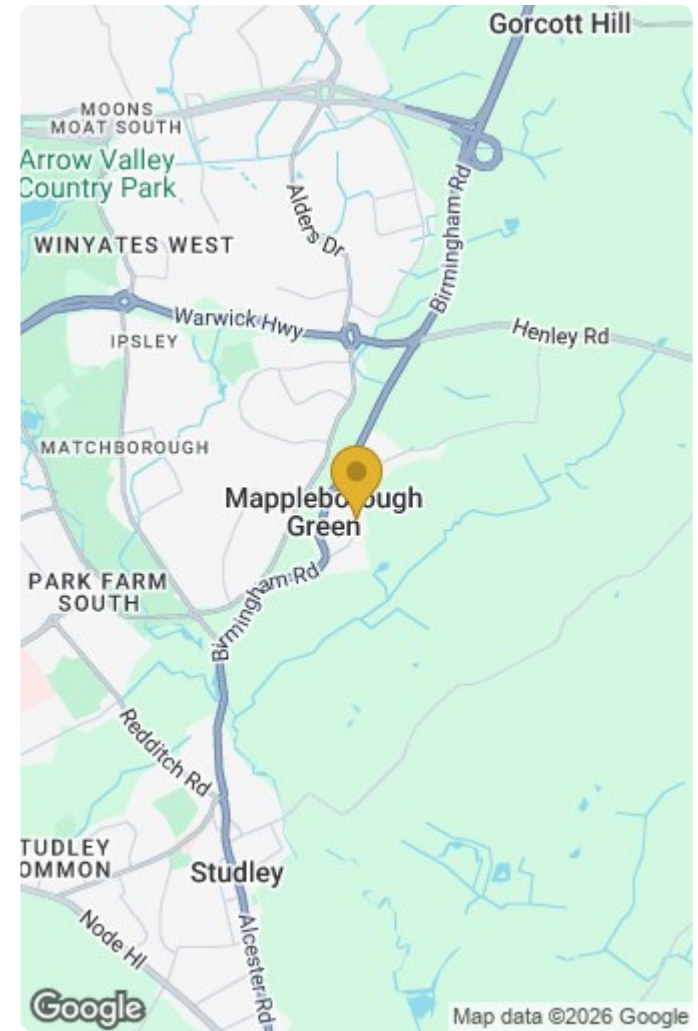
14'5" x 9'6" (4.40m x 2.92m)







Total area: approx. 195.1 sq. metres (2100.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	