



CARDYKE DRIVE, BASTON, PE6 9PJ
OFFERS IN EXCESS OF £485,000 FREEHOLD

A spacious detached home set over three floors within the sought-after village of Baston, beautifully complimented by the stunning kitchen day room with central island unit and bi-folding doors opening out to the impressively landscaped gardens, including a sunken patio area, a great family space, or perfect for entertaining and all of this comes with a south facing aspect with views across fields to the rear

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ACCOMMODATION

Across the driveway with parking to the front and double garage, leading to;

ENTRANCE PORCH

Of stone construction with composite door, a great space to hang coats, shoes after a long day, with opening to;

ENTRANCE HALL

With stairs to first floor accommodation, built in understairs storage cupboard, radiator, wall panelling, ceiling spotlights

HOME OFFICE / SNUG

8'10 x 10'6 a perfect space for those who works from home, with two UPVC windows to front aspect, wall panelling, power points, radiator

SITTING ROOM

12'7 x 21'5 a beautiful space, tastefully finished with two UPVC windows to front aspect, two radiators, power points, wood burner set in brick set surround with timber mantle above, wall panelling

KITCHEN LIVING DINING ROOM

11'9 x 27'5 a simply room and addition to the home, with vaulted ceiling and central island unit, providing a real focal point within the home, refitted with a range of base and eye level storage units with contrasting work surface, integrated dishwasher, integrated fridge, integrated freezer, integral oven and grill, built in five ring gas hob, built in wine fridge, inset Belfast sink, built in storage cupboard (useful space for ironing board, Hoover etc), power points, vertical radiator, UPVC window to rear aspect, four Velux windows, and Bi-folding doors which open out to the garden and rear aspect

UTILITY ROOM

8'10 x 5'6 with door to side aspect, with space for washing machine, space for tumble dryer, work top space with storage units under, sink unit with mixer tap, wall mounted gas heating boiler power points

CLOAKROOM

With frosted UPVC window to side aspect, fitted with close coupled wc, wash hand basin, radiator

LANDING

With built in airing cupboard with shelving space, stairs to second floor accommodation

FAMILY BATHROOM

With frosted UPVC window to rear aspect, with fitted suite including close coupled wc, wash hand basin set in vanity storage unit, panelled bath with electric shower over, full height wall tiling, radiator, shaver point

BEDROOM FIVE

9'9 x 8'7 with two UPVC windows to rear aspect, power points, radiator

BEDROOM / OFFICE SPACE

9'1 x 8'7 with UPVC windows to rear aspect, radiator, power points

BEDROOM

9'1 x 12'8 with two UPVC windows to front aspect, radiator, power points

BEDROOM TWO

9'1 x 12'9 with two UPVC windows to front aspect, power points, radiator, built in double wardrobe, door to;

EN-SUITE

With frosted UPVC window to front aspect, fitted with close coupled wc, wash hand basin with vanity unit under, tiled corner shower cubicle with electric shower over, radiator

SECOND FLOOR LANDING

Velux window

BEDROOM ONE

12'8 x 13'5 with UPVC window to rear aspect, and Velux window to the front aspect, radiator, power points. Door to;

EN-SUITE

With frosted UPVC window to rear aspect, with close coupled wc, pedestal wash hand basin, double shower cubicle with electric shower over, full height wall tiling, heated towel rail, ceiling spotlights, extractor fan

BEDROOM / DRESSING ROOM

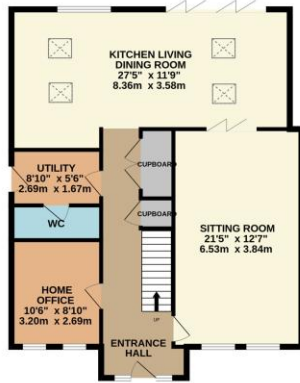
6'3 x 11'1 with UPVC window to rear aspect and Velux window to front aspect, built in eaves storage and built in eaves storage cupboard, power points

OUTSIDE

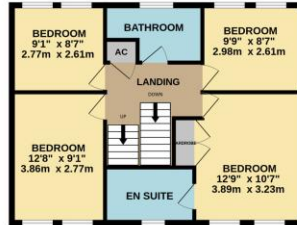
Set within this small close in the sought-after village of Baston, with driveway providing parking for a couple of vehicles and detached double garage (18'1 x 16'10) with power and light connected. Attractively finished with rendered frontage, and a stone-built porch. The rear of the property has been significantly upgraded with a beautifully landscaped space, and an excellent entertaining area, with a spacious patio area with steps leading down to a sunken patio area, with gas fire pit, a perfect spot to relax with drinks and soak in the south facing aspect view over the low stone wall and across fields to the rear, a further patio area, raised and artificial lawn makes this space easy to maintain and enjoy.



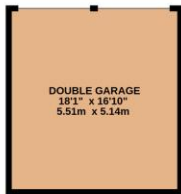
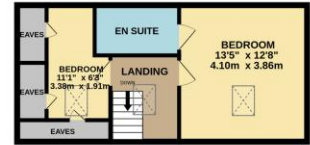
GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 2258 sq.ft. (209.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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