



## 325 Bemersley Road

Brown Edge, ST6 8UL

**Price £499,950**



**PREPARE TO BE AMAZED!**

Here at Carters, we are excited to welcome to the market this stunning semi detached property on a substantial plot. Nestled in the semi-rural area of Brown Edge, the property boasts stunning countryside views, allowing you to enjoy the beauty of nature right from your doorstep.

For those who love to entertain, the detached entertaining space is a true showstopper! This versatile area includes a bar, games space, and a hot tub area, complemented by a shower room and a summer kitchen, making it perfect for hosting gatherings or enjoying quiet evenings with family and friends. Additionally, the property features a detached annexe, which includes two bedrooms, bathroom, living space, and a kitchen. This self-contained unit is perfect for guests to have their own private space to relax.

The main property features a spacious lounge featuring a log burner, a modern and bright open plan kitchen / dining space, utility room, shower room, w.c, four bedrooms, en suite and a family bathroom.

Parking is convenient with space for several vehicles on the gravel driveway with secure electric gates. To the rear is a stunning landscaped low maintenance garden, with a generous paved patio area and artificial grass.

This exceptional property truly is a rare find! Whether you are looking for a family home or a place to entertain, this residence on Bemersley Road is sure to impress.



# 325 Bemersley Road

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### Entrance Hallway

7'1" x 5'10" (2.16m x 1.78m)

Composite double glazed entrance door to the side elevation. UPVC double glazed window to the front elevation. Recessed ceiling downlighters. Radiator. Laminate flooring.

### Living room

17'11" x 13'9" (5.46m x 4.19m)

UPVC double glazed window to the front elevation. Log burner with tiled hearth. Access to the stairs. Built in storage cupboard. Two radiators. TV ariel point. Laminate flooring.

### Open Plan Kitchen / Dining Area

17'9" x 14' (5.41m x 4.27m)

Three velux windows. Recessed skylight. UPVC double glazed window to the side elevation. Two double UPVC double glazed doors to the rear elevation. Modern high gloss kitchen with a range of wall, base and drawer units. Laminate worksurfaces. Island housing a ceramic one and half bowl sink. Built in five ring induction hob. Built in electric oven. Space for a fridge freezer. Tiled splashbacks. Recessed ceiling downlighters. Two radiators. Tiled flooring.

### Downstairs w.c

2'7" x 4'11" (0.79m x 1.50m)

Wall mounted basin. Low level w.c. Recessed ceiling downlighters. Radiator. Laminate flooring.

### Shower Room

2'9" x 6'10" (0.84m x 2.08m)

Shower enclosure with wall mounted shower. Tiled walls. Recessed ceiling downlighters. Laminate flooring.

### Utility Room

15'5" x 9'11" (4.70m x 3.02m)

UPVC entrance door to the side elevation. UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the rear elevation. A selection of wall, base and drawer units with laminate worksurfaces. Inset ceramic sink with mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer. Space for an undercounter fridge. Recessed ceiling downlighters. Radiator. Laminate flooring.

### Store Room

2'8" x 3'5" (0.81m x 1.04m)

UPVC double glazed window to the rear elevation. Recessed ceiling downlighters. Laminate flooring.

### Inner Hallway

UPVC door to the side elevation to the garage. Laminate flooring.

### Bedroom One

15'7" x 12'6" (4.75m x 3.81m)

UPVC double glazed window to the front elevation. Fitted double wardrobes. Radiator.

### En Suite

8'2" x 3'9" (2.49m x 1.14m)

A three piece suite comprising of; enclosed shower cubicle with wall mounted shower, recessed w.c, wall

mounted vanity basin unit.

Panel radiator. Wall mounted mirror cabinet. Fully tiled walls. Extractor fan. Recessed ceiling downlighters. Laminate flooring.

### Stairs and Landing

Full length UPVC double glazed window to the side elevation. Staircase with glass balustrade. Access to loft space. Radiator.

### Bedroom Two

10'7" x 12'2" (3.05m x 3.71m)

UPVC double glazed window to the rear elevation. Radiator.

### Bedroom Three

10'10" x 12'2" (3.30m x 3.71m)

UPVC double glazed window to the front elevation. Radiator.

### Bedroom Four

7'4" x 7'1" (2.24m x 2.16m)

UPVC double glazed window to the front elevation. Radiator.

### Bathroom

7'1" x 7'6" (2.16m x 2.29m)

UPVC double glazed window to the side elevation. Three piece suite comprising of; panel bath with wall mounted shower over, wall mounted basin and recessed w.c. Radiator. Fully tiled walls. Wall mounted mirror. Recessed ceiling downlighters. Tiled flooring.

### Annexe Kitchen / Living Area

11'9" x 16'8" (3.58m x 5.08m)

UPVC double glazed patio doors to the rear elevation. External lighting. UPVC double glazed window to the side elevation. Fitted kitchen with a range of wall, base and drawer units. Laminate worksurfaces. Stainless steel sink with a mixer tap and drainer. Built in electric oven. Built in four ring electric hob. Built in extractor hood. Space for a fridge freezer. Recessed ceiling downlighters. Radiator. Laminate flooring.

### Annexe Inner Hallway

Recessed ceiling downlighters. Radiator. Laminate flooring.

### Annexe Bedroom One

8' x 8'11" (2.44m x 2.72m)

UPVC double glazed window to the side elevation. Radiator.

### Annexe Bedroom Two

8'11" x 8'6" (2.72m x 2.59m)

UPVC double glazed window to the side elevation. Radiator.

### Annexe Bathroom

8' x 8'11" (2.44m x 2.72m)

Three piece bathroom suite comprising of shower enclosure with wall mounted shower, wall mounted basin and recessed w.c. Extractor fan. Recessed ceiling downlighters. Tiled walls. Heated modern vertical radiator. Laminate flooring.

### Shower Room - Entertainment Area

12'3" x 4'6" (3.73m x 1.37m)

UPVC entrance door to the front elevation. Shower enclosure with wall mounted shower. Aqua wall panelling. Hand wash vanity basin unit.

### Bar / Games Room / Entertaining Space

40'8" x 29'7" (12.40m x 9.02m)

Two full length UPVC windows to the side elevation. Recessed ceiling downlighters. Velux skylantern. UPVC double glazed patio doors with side lights to the front elevation. Bar area with laminate worksurfaces and storage under. Stainless steel sink. Space for fridge. Space for wine cooler. Space for a dishwasher. Log burner with slate tile hearth. Built in speakers. Laminate flooring.

### Summer Kitchen

7'5" x 15' (2.26m x 4.57m)

UPVC double glazed entrance door to the side elevation. Two UPVC double glazed windows to the side elevation. UPVC double glazed window to the front elevation. Stainless steel sink. Space for an oven. Stainless steel worksurfaces with storage under. Tiled walls. Recessed ceiling downlighters.

### Garage

15'4" x 20' (4.67m x 6.10m)

Electric up and over garage door. UPVC door to the side elevation. Power and lighting.

### Outbuilding - Store

10' x 6'10" (3.05m x 2.08m)

PVCU door to the front elevation.

### Outbuilding - Oil Store

10' x 9' (3.05m x 2.74m)

PVCU door to the side elevation.

### Externally

To the front there are secure electric gates leading to a gravel driveway providing off road parking for several vehicles.

To the rear there is a landscaped garden featuring a generous paved area, artificial grass, gravel borders with a selection of plants and a pergola with built in speakers housing a hot tub. Power sockets. Outside tap.

### Additional Information

Freehold, Council tax band B

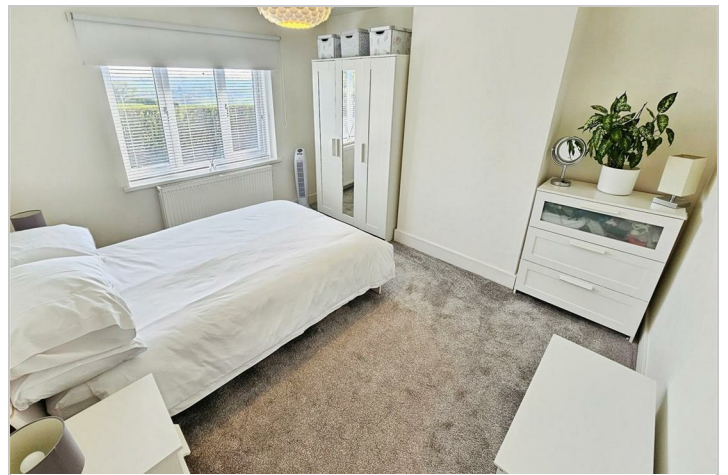
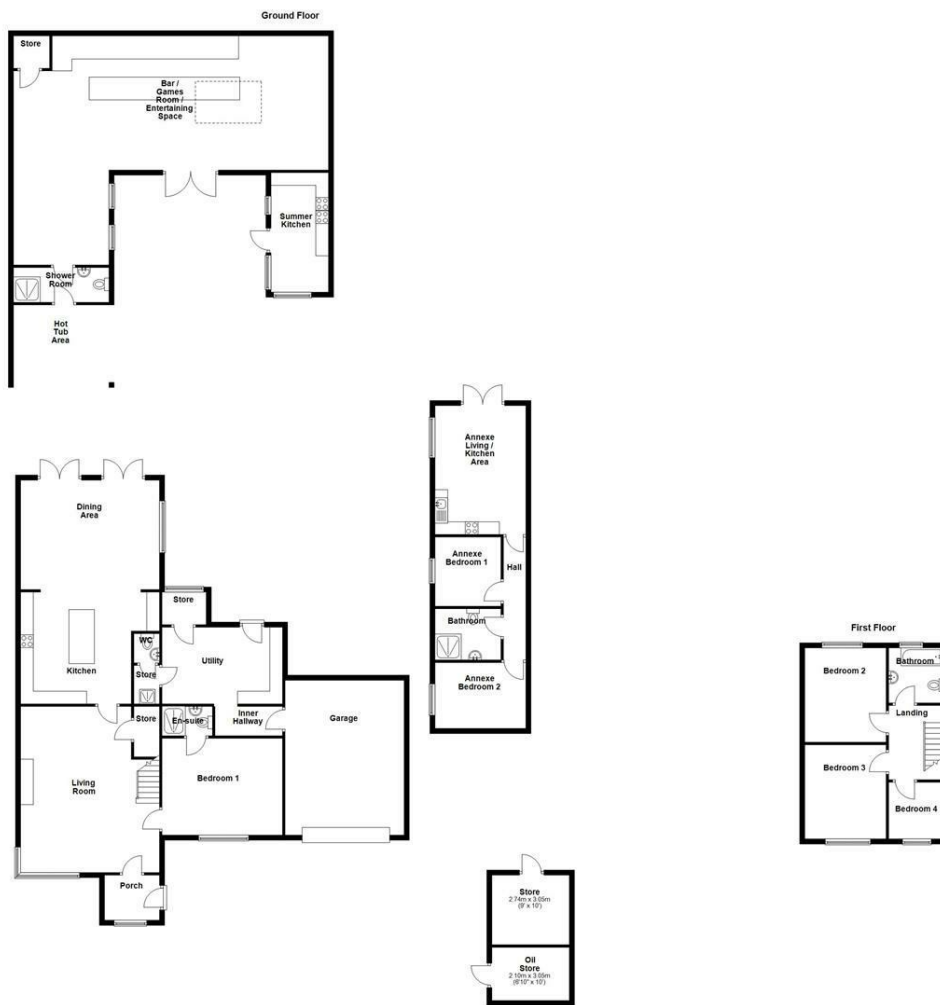
PROPERTY SIZE: APPROX: 1130 square feet / 105 square metres.

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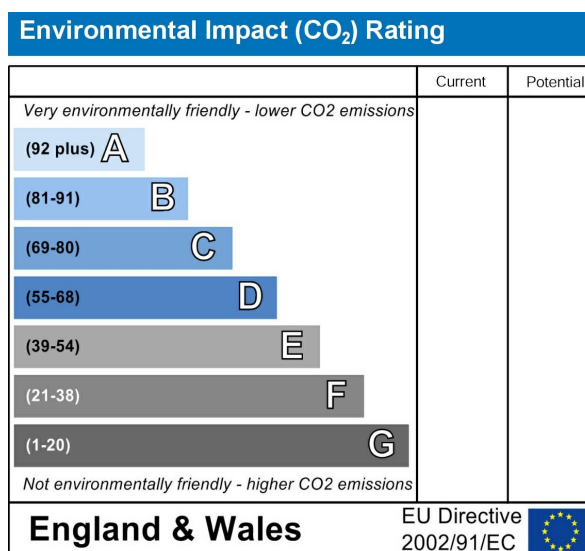
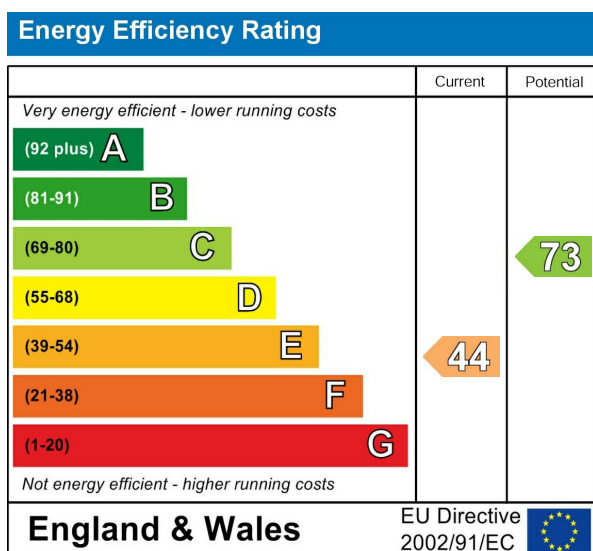
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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