



Beryl Road, Noctorum

Guide Price **£699,000**

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Estate Agents | Surveyors | Property Managers

Following this introduction let us try to summarise what we believe most indoor as well as outdoorsy families wish for; what is the complete wish list a family looks out for and yet often reluctantly accepts that a compromise on one or two of those 'wants and desires' is needed?..

A rhetorical question of course. Our point being that this property, this family home, we suggest offers a pretty extensive list, and that many or even most families would arguably agree that this property does in deed offer all.

Big rooms; plenty of them too, especially when you consider beyond the three reception rooms within the main house (including the ever sought after open plan kitchen/living room area); of the additional space within the two storey detached annex (with cloakroom facilities).

Then at first floor there are four true 'double sized bedrooms here. All serviced by a bath or shower room...

The primary bedroom has a luxury en suite bathroom; the fourth bedroom has the latest to be installed en suite bathroom room and bedrooms two and three enjoys a Jack & Jill en suite shower room. In addition to this there is a full shower room with loo etc at ground floor level adjacent to the utility room.

And so, before moving to the outdoors, just take a second look at the hall. May we assume for a moment that no house proud owner wouldn't not want to welcome guests into a defining entrance hallway - and this has just the ticket, we say. Fabulous.

Outdoor entertainment next: take in the size and substance of the covered entertaining area. Room for, well, many. More than just a little extra elbow room here







TOTAL FLOOR AREA: 2028 sq.ft. (202.8 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements of rooms, corridors, walls and any other items are approximate and to be considered as a guide to the general arrangement only. The area of the property is subject to change without notice and the purchaser should verify the same by a professional surveyor. The area of the property is subject to change without notice and the purchaser should verify the same by a professional surveyor.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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