

David Doyle

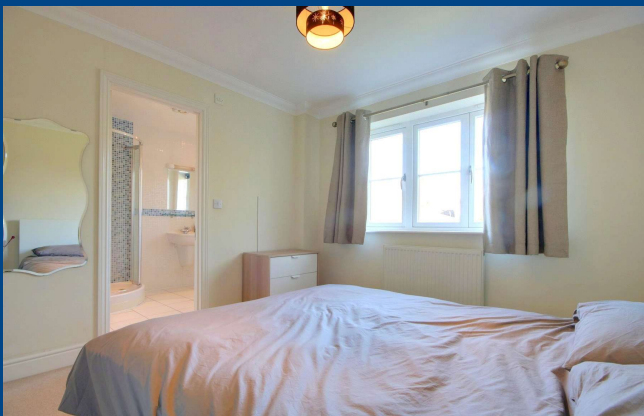
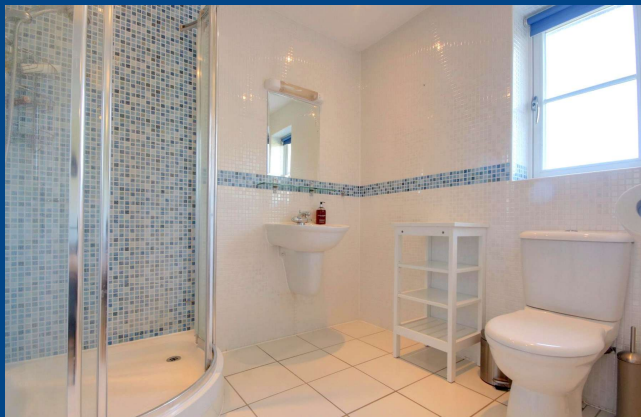
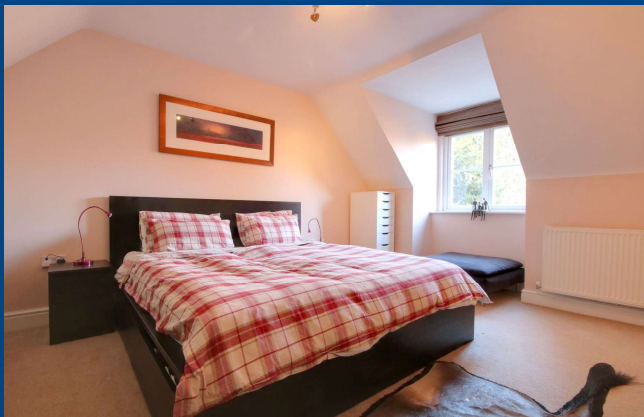
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£1,275,000.00



Space for EPC

SUPERBLY PRESENTED Architect Designed 5 Double Bedroom Executive Family Home designed to a high specification. Offered furnished. Exclusive and private residential situation yet convenient for the mainline railway station. 27'6 approx. Master Bedroom Suite with Ensuite Bathroom and large dressing area. Guest Bedroom with Ensuite Shower Room. 23'4 approx. Lounge with feature fireplace. Dining Room. Study. Sitting/Breakfast Room. 'Maple' fitted kitchen with integrated appliances and granite work surfaces. Utility Room. Downstairs Cloakroom. Double Glazing. Gas Heating to Radiators. Garage. Private Gardens. Viewing Highly Recommended.

STORM PORCH

With panelled multi-glazed front door to:-

ENTRANCE HALL

Recessed ceiling lighting. Radiator. Stairs to first floor with turned balustrading.

LOUNGE

Dual aspect room with double glazed bay window to front aspect and double glazed french doors with matching double glazed side panels and opening to patio and rear garden. Feature 'marble' style open fireplace with matching surround and mantle. 2 radiators.

DINING ROOM

Double glazed window. Radiator.

PLAYROOM/STUDY

Double glazed window. Radiator.

BREAKFAST/SITTING ROOM

Bright triple aspect room opening off the kitchen. Radiator. Recessed ceiling lighting. tiled floor. Double glazed windows to rear and side aspects. Tiled floor.

KITCHEN

Attractively fitted with a single bowl stainless steel sink unit with mixer tap and an extensive range of matching wall and floor mounted 'maple' fronted units comprising both cupboards and drawers and with the benefit of matching cornices, pelmets and plinths. Matching 'maple' fronted decoratively glazed display cupboards and pan drawers. Range of colour co-ordinaged granite work surfaces. Fitted 'Rangemaster' range cooker with matching extractor hood over. Integrated dishwasher, larder fridge and larder freezer with matching 'maple' fronts. Tiled floor. Colour co-ordinated part tiled walls. Recessed ceiling lighting. Double glazed window.

UTILITY ROOM

Single bowl single drainer stainless steel sink unit with mixer tap and a range of matching wall and floor mounted 'maple' fronted cupboards. Colour co-ordinated roll top work surfaces and part tiled walls. Space and plumbing for automatic washing machine and dishwasher. Tiled floor. Radiator. Extractor fan. Double glazed window. Ornate coving. Door to Gym.

INNER HALLWAY

Radiator. tiled floor. Panelled double glazed french door to side garden. Door to:-

CLOAKROOM

White suite with chrome fittings and comprising low level WC and wash hand basin with tiled splashback over. Radiator. Extractor fan. Tiled floor.

GYM/STUDY

Double glazed window. Electric column radiator. Storage cupboard housing gas boiler. Door to the side garden.

FIRST FLOOR

GALLERIED LANDING

Of good size and with radiator, recessed ceiling lighting and ornate coving. Large walk in shelved airing cupboard. double glazed casement window.

MASTER BEDROOM SUITE

An outstanding feature of the property with both Dressing Room and Ensuite Bathroom.

Bedroom Area

Double glazed window. Radiator.

Dressing Room

Double glazed window. Three double built in wardrobes. Radiator.

ENSUITE BATHROOM

White suite with chrome fittings and comprising panelled bath with mixer tap, fully tiled shower cubicle with fitted Mira shower unit, wash hand basin and low level WC. Matching chrome heated towel rail. Chrome recessed ceiling lighting. Colour co-ordinated 'marble' style tiled walls and flooring. Extractor fan. double glazed velux skylight to front aspect. Shaver point and light.

BEDROOM TWO

Double glazed window. Radiator. Double width built in wardrobe.

ENSUITE SHOWER ROOM

White suite with chrome fittings and comprising fully tiled corner shower cubicle with fitted Mira shower unit, wash hand basin and low level WC. Matching chrome heated towel rail. Colour co-ordinated wall and floor tiling. Chrome recessed ceiling lighting. Extractor fan. Double glazed window. Shaver point and light.

BEDROOM THREE

Double glazed window. Radiator.

BEDROOM FOUR

Double glazed window. Radiator. Double width built in wardrobe.

BEDROOM FIVE

Double glazed window. Radiator. Double width built in wardrobe.

BATHROOM

White suite with chrome fittings and comprising panelled bath with mixer tap. fully tiled corner shower unit with fitted Mira shower unit, wash hand basin and low level WC. Matching chrome heated towel rail. colour co-ordinaged 'marble' style wall and floor tiling. Chrome recessed ceiling lighting. Extractor fan. Double glazed window. Shaver point and light.

OUTSIDE

GARAGE

With power, light and remote control up and over door.

DOUBLE WIDTH BRICK BLOCKED DRIVEWAY

Providing excellent further off road parking facilities.

FRONT GARDEN

Mainly laid to lawn with herbaceous borders. Gated side access to rear garden.

REAR GARDEN

An attractive feature of the property being landscaped, established and pleasantly private. The garden is arranged with a large paved patio and area laid to lawn with variegated herbaceous borders. Outside light. Fenced boundaries. Outside tap.

H8260

Please see floorplan for measurements.

David
Doyle

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Call **01442 248671** to arrange a viewing or register an interest



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