



# Merebank, Oxton

£700,000



**LESLEY HOOKS**  
ESTATE AGENTS







This superb detached residence offers a rare combination of space, style, and versatility, finished to the very highest specification throughout. Designed with modern family living in mind, the home provides an abundance of adaptable accommodation. The welcoming hallway leads to a downstairs WC, a bright and spacious lounge with a stylish media wall and Bi-fold doors opening onto the garden, and a separate sitting room/home office. At the heart of the home lies a contemporary fitted kitchen with central island, flowing seamlessly into a generous conservatory – the perfect spot for family dining or entertaining while Porcelain tiled floors with underfloor heating add both comfort and elegance. Thoughtfully extended, the property also boasts a superb annex featuring two double bedrooms, each with its own en-suite bathroom. A lift from the hallway provides convenient access to the first floor, making the layout ideal for multi-generational living or those seeking additional support for relatives. Upstairs, there are four further double bedrooms, two with en-suites, along with a modern three-piece family bathroom. Externally, a spacious driveway offers ample parking and leads to a detached garage. The beautifully maintained gardens wrap around the rear and side, creating a private and tranquil outdoor setting. Tucked away in a sought-after residential area, yet close to local shops and amenities, this property truly has it all. An internal viewing is the only way to fully appreciate the quality and generous proportions of this special home. Council tax band F. Freehold.



#### Hallway

18'3" (5.56m) x 7'2" (2.18m)

#### Ground Floor WC

6'3" (1.91m) x 4'9" (1.45m)

#### Lounge

20'8" (6.3m) x 13'9" (4.19m)

#### Sitting Room

11'9" (3.58m) x 11'4" (3.45m)

#### Kitchen Dining Room

20'5" (6.22m) x 14'5" (4.39m)

#### Conservatory

36'1" (11m) x 12'7" (3.84m)

#### Annex Bedroom One

14'11" (4.55m) x 14'1" (4.29m)

#### Annex Bedroom One En-Suite

14'8" (4.47m) x 9'7" (2.92m)

#### Annex Bedroom Two

18'4" (5.59m) Max x 8'6" (2.59m)

#### Annex Bedroom En-Suite

5'4" (1.63m) x 5'2" (1.57m)

#### Master Bedroom

20'0" (6.1m) Max x 13'10" (4.22m) Into Wardrobe Recess

#### En-Suite

8'8" (2.64m) x 7'7" (2.31m)

#### Bedroom Two

11'10" (3.61m) x 11'5" (3.48m)

#### En-Suite

8'0" (2.44m) x 2'10" (0.86m)

#### Bedroom Three

12'2" (3.71m) x 11'6" (3.51m)

#### Bedroom Four

10'11" (3.33m) x 7'6" (2.29m)

#### Bathroom

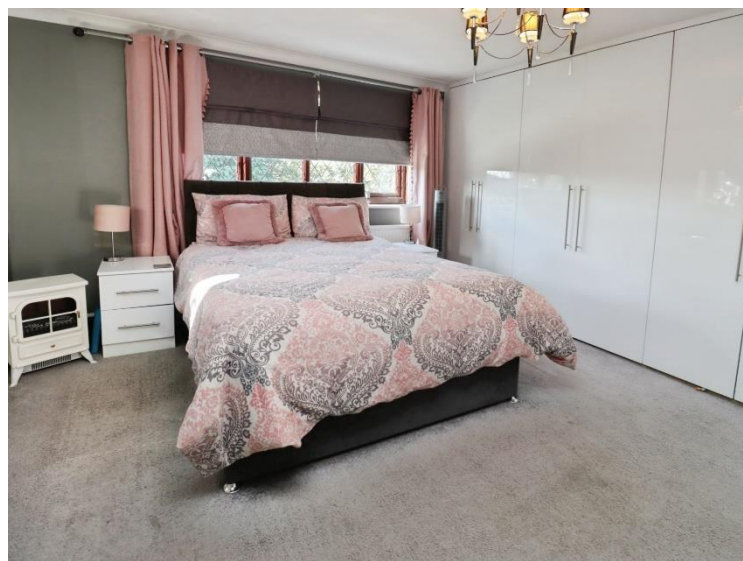
9'3" (2.82m) x 5'3" (1.6m)

#### Double Garage

24'3" (3.33m) x 22' (6.71m)



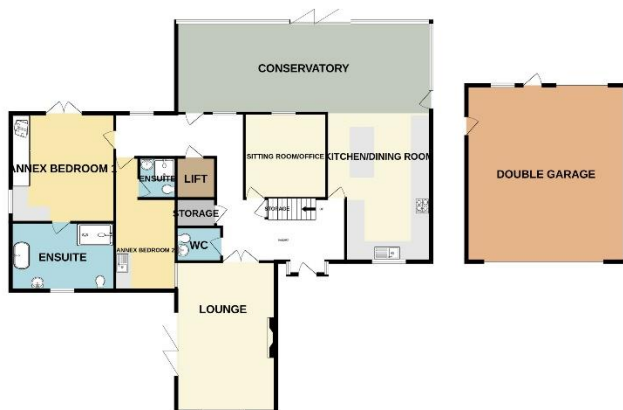








GROUND FLOOR  
2539 sq.ft. (235.9 sq.m.) approx.



1ST FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA: 3542 sq.ft. (329.0 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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