



\*\*\* GUIDE PRICE £700,000 TO £750,000\*\*\*

Sandra Davidson are pleased to offer an opportunity to acquire a spectacular family home on a substantial plot situated in the popular Dunton Hill area. This immaculately presented detached property boasts five bedrooms, large living room, dining room, fitted kitchen with Oak units and Jerusalem stone flooring, two Family Bathrooms and one En-suite shower room. The property also benefits from a large detached coach house, off street parking, attractive views to front and rear, large rear and front gardens..

This prestigious property can only be appreciated by internal inspection and comprises:-





### ENTRANCE

Steps with iron railing leading up to partly glazed wooden door to entrance hall with solid walnut wood flooring with matching walnut wood skirting, feature wall light, wall mounted alarm panel, feature coving, alarm sensors, solid walnut wooden staircase leading up five steps to mezzanine level, solid walnut wooden staircase leading down to lower ground level, door to bedroom five, opening with step down to :-

### LIVING ROOM 27'2 x 21'9 max (8.28m x 6.63m max)

Large curved bay window to front, solid walnut wood flooring with underfloor heating, solid walnut wood skirting, log wood burning fireplace feature coving, feature wall lights, walk-through to:-

### DINING ROOM 17'11 x 10'9 (5.46m x 3.28m)

Double glazed UPVC window to rear, double glazed UPVC French doors to flank, solid walnut wood flooring with underfloor heating, solid walnut wood skirting, feature wall lights, feature coving, fully glazed wooden door to:-

### KITCHEN 18'10 x 8'9 (5.74m x 2.67m)

Fitted solid oak wall and base units, granite work surface with white porcelain sunken sink, Jerusalem stone tiled flooring, walls partly tiled with Jerusalem stone, integrated dishwasher, integrated Neff microwave, space for Range oven with fitted extractor hood over, plumbing for washing machine, space for American style fridge/freezer, double glazed UPVC window to rear, further double glazed UPVC window to flank, fully glazed UPVC door to flank leading to decked area of rear garden.

### MEZZANINE LANDING

Solid walnut wood flooring, solid walnut wood skirting, solid walnut wooden staircase leading to first floor, doors leading to bedrooms three and four, further door to:-

### FAMILY BATHROOM 8'5 x 5'10 (2.57m x 1.78m)

White suite comprising bath with marble tiled surround, wall hung w.c with fitted douche, porcelain hand wash mounted on

wooden vanity unit, wall mounted mirror with feature light, shaver point, spotlights inset in ceiling, double glazed opaque UPVC window to flank, chrome plated heated towel rail, marble tiled walls, solid walnut wood flooring with matching skirting and underfloor heating.

### BEDROOM THREE 16'4 incl wardrobes x 10'10 (4.98m incl wardrobes x 3.30m)

Double glazed UPVC window to front with radiator under, fitted carpet, fitted wardrobes, feature coving.

### BEDROOM FOUR 12'4 x 9'4 (3.76m x 2.84m)

Double glazed UPVC window with radiator under, fitted carpet, feature coving, fitted reading lights.

### BEDROOM FIVE 13' x 8'3 (3.96m x 2.51m)

Double glazed UPVC window to rear with radiator under, fitted carpet, feature coving, built-in storage cupboard.

### FIRST FLOOR LANDING

Fitted carpet, fitted wardrobes, radiator, hard wired smoke alarm, doors to walk-in wardrobe and second family bathroom, further door to:-

### BEDROOM TWO 25'6 x 10'8 max (7.77m x 3.25m max)

Feature triangle shaped double glazed UPVC window to rear, large sky-light Velux opening skylight window with fitted black out blind, fitted carpet, spotlights inset in ceiling, access to eves storage on both sides of room.

### SECOND FAMILY BATHROOM 10'4 max x 7'7 (3.15m max x 2.31m)

White suite comprising bath with tiled surround, wall mounted w.c with fitted douche, double width porcelain hand wash basin mounted on wooden vanity unit with two storage drawers, wall mounted mirror with light, extractor fan, chrome plated heated towel rail, fully tiled walls, tiled flooring, Velux skylight opening window.

### WALK-IN WARDROBE 8'9 x 5'4 incl wardrobes (2.67m x 1.63m incl wardrobes)

Fitted wardrobes, fitted carpet, spotlights inset in ceiling, door to:-

### EAVES STORAGE

Being the remainder of the loft area, housing boiler and mega flow tank.

### MASTER BEDROOM 26'6 x 16'3 max incl wardrobes (8.08m x 4.95m max incl wardrobes)

Two double glazed UPVC windows to front, two further double glazed UPVC windows to flank, solid walnut wooden flooring with underfloor heating, partly glazed UPVC door to flank leading to patio area of front garden, fitted wardrobes with hidden door behind leading to:-

### EN-SUITE SHOWER ROOM 9'8 x 4'10 (2.95m x 1.47m)

Fully enclosed walk-in shower cubicle with thermostatic waterfall shower, low level w.c, porcelain hand wash basin mounted on wooden vanity unit, tiled flooring, fully tiled walls, access to underfloor heating controls, water softener.

### EXTERIOR

The large rear garden can be reached from wooden steps leading up to large decked area with brick built walls and iron railings, large storage cupboard inset in brick walls, steps up to lawn area with mature conifer tree borders, timber storage shed, iron staircase leading to upstairs of the detached coach house.

To the front of the property there is a large lawn area and brick laid off street parking for a number of cars.

### COACH HOUSE 21'2 x 17'9 (6.45m x 5.41m)

With power and lighting, double glazed UPVC window to flank, two remote controlled electronic quiet close Italian garage doors leading to front driveway, external iron staircase from lawn leading to partly glazed UPVC door to:-

BATHROOM (9'10 x 5'5) :-

Fully tiled with low level w.c, hand wash basin, panelled bath with shower attachment, door to:-

STUDY (15' x 9'10) :-

Velux opening skylight window, laminate wooden flooring, spotlights inset in ceiling.





