

Russell & Butler

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OPEN 7 DAYS A WEEK

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A well presented and spacious five bedroom detached family home on a large plot and positioned in a quiet cul de sac, in the desirable village of North Marston with established private gardens to the rear. This lovely family home benefits further from a re-fitted kitchen/diner with integrated appliance's and French doors out onto the mature rear garden, re-fitted en-suite's and family bathroom. Accommodation in brief: Reception hallway, ground floor cloakroom, dual aspect sitting room with doors leading out onto the patio, two further reception rooms, large utility room and kitchen/diner. The master bedroom is of a good size with walk in dressing room and en-suite bathroom, the guest bedroom also has the benefit of an en-suite, three further bedrooms and a four piece family bathroom. There is gravel driveway to the front and a detached double width garage (currently converted into a games room with annexe potential) and established south east facing gardens to the rear laid mainly to lawn with large patio and pergola. EPC rating D.



Entrance

Covered storm canopy, meter cupboard, replacement composite door to:

Reception Hall

Providing access to accommodation, Oak flooring, stairs rising to first floor, radiator, coving to ceiling, inset downlighters.

Cloakroom

Re-fitted white suite of low level w/c, wall mounted wash hand basin, coloured glass tiling to splash back and sill, radiator, Upvc double glazed window to front aspect, oak flooring.

Sitting Room 22' 11" X 11' 3" (7.00m X 3.43m)

A dual aspect sitting room with UPVC double glazed French doors leading out onto the patio and rear garden, Upvc double glazed window to front aspect, fireplace with wood burning stove, two radiators, coving to ceiling. Part glazed Oak double doors leading to the hallway.

Family/Play Room 11' 11" X 9' 7" (3.65m X 2.94m)

With Upvc double glazed window to the rear aspect, radiator, coving to ceiling.

Office/Study 9' 6" X 6' 6" (2.90m X 2.00m)

Two Upvc double glazed windows to the front elevation, radiator, coving to ceiling.

Kitchen/Diner 26' 2" X 12' 9" (8.00m X 3.90m)

Fitted to a high specification a lovely light and bright kitchen/dining room to comprise inset 1¼ single drainer sink unit, mono bloc mixer taps, cupboard under, a further extensive range of drawer, base and wall units with stone works tops over, complimentary glass tiling to splash areas. Built in electric oven and grill, built in induction hob, integrated dishwasher, cupboard housing for tall fridge/freezer. Two Upvc double glazed windows overlooking the rear garden. Coving to ceiling, inset down lighters. UPVC double glazed French doors leading out onto the patio with pergola.

Utility Room

With inset single drainer stainless steel sink unit with mono bloc mixer taps, cupboard under, a further range of wall and base units with work tops over, complimentary glass tiling to splash areas, space and plumbing for washing machine, space for tumble dryer, radiator, UPVC double glazed window to front aspect, UPVC double glazed door to side, wall mounted Worcester gas fired boiler.

First Floor Landing

A light and airy landing with UPVC double glazed window to front aspect, airing cupboard housing hot water tank, access to loft with ladder, part boarded and light.

Master Bedroom 16' 10" X 14' 0" (5.14m X 4.27m)

Coving to ceiling, radiator, Upvc double glazed window to front aspect, door to:

Dressing Room

Upvc double glazed window to rear aspect, radiator, hanging rails and shelving as fitted.

En-Suite Shower Room

Re-fitted with fully tiled walk in double shower cubicle with shower as fitted, glazed screen, low level W/C, wall mounted wash hand basin, inset downlighters, extractor fan, Upvc double glazed window to rear aspect, full and half tiling to all walls, electric heater/towel rail, tiled flooring.

Bedroom Two 11' 8" X 11' 5" (3.56m X 3.49m)

Upvc double glazed window to front aspect, radiator, door to:

En-Suite

Fitted to a high specification with double width walk in shower with shower as fitted, glazed screen, low level W/C with concealed cistern, wash hand basin with storage cupboards under and shelving to sides, stainless steel ladder/towel rail, inset down lighters, Upvc double glazed window to front aspect.

Bedroom Three 15' 5" X 9' 7" (4.71m X 2.93m)

Upvc double glazed window to front aspect, radiator.

Bedroom Four 11' 5" X 10' 11" (3.49m X 3.34m)

Radiator, Upvc double glazed window to rear aspect enjoying views of the garden and beyond.

Bedroom Five 12' 0" X 6' 5" (3.67m X 1.96m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

Family bathroom composing of fully tiled walk in shower cubicle with shower as fitted, panel bath with separate shower hose, low level W/C, wall mounted wash hand basin, eclectic towel rail, extractor fan, inset down lighters, complimentary ceramic tiling to walls, Upvc double glazed window to rear aspect.

Double Width Garage 18' 5" X 15' 2" (5.63m X 4.64m)

Currently converted and being used as games/storage room with electric heating, inset down lighters, Upvc double glazed window to side aspect, boarded out eaves space providing additional loft aspect, Upvc double glazed door to rear garden. Twin up and over doors still in situ so can easily be reverted back for full garage use.

Front Aspect

Approached by gravel driveway leading to property entrance and detached double garage and providing off road parking for several vehicles. Establishment shrub and hedge planting, lawn area with small brook, gated side access to rear garden.

Rear Garden

Another attractive feature of this property are the large and established southerly facing rear gardens which are mainly laid to lawn not overlooked and well stocked with planting, shrubs and trees with a small brook running along to the side. Large paved patio and entertaining area with pergola leading off the kitchen/diner, pathway leading around to the garage, additional lawn area, decked seating area, gated access to both sides. Outside tap. Further garden area to side with glass house.

Please Note

All mains services are connected with the exception of mains gas (LPG)

Council tax Band F

EPC rating D

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

Mortgage Advice

If you require a mortgage we would highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact Clare on 01280 815999 or 07772 159555.





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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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