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*** EXTENDED DETACHED FAMILY HOME IN THE ECCLESBOURNE SCHOOL CATCHMENT AREA **** LOG CABIN CURRENTLY USED AS A GYM WITH SEPARATE WC INCLUDED IN THE SALE **** this is an impressive property offering an entrance hall, guest cloakroom, lounge and a study/family room. Fitted kitchen with dining and living space and doors into the garden. Utility room and a walk-in pantry. Four first floor bedrooms, master with wardrobes and an en-suite shower room, family bathroom. Ample parking to the front, enclosed rear garden and detached log cabin perfect for a gym or home office etc, also has permission for commercial use. INTERNAL VIEWING IS A MUST.



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLAOKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Fitted feature fireplace, upvc double glazed bay with to the front with fitted window seat.

STUDY/FAMILY ROOM

Upvc double glazed window to the front and a radiator.

LIVING KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink unit. Fitted electric double oven and gas hob with extractor, integrated fridge freezer and dishwasher. Upvc double glazed window and double doors into the garden, radiator and door to the utility room.

UTILITY ROOM

Plumbing and space for a washing machine and space for a tumble dryer. Fitted cupboards and shelves, radiator, door to the garden and a door to the walk in pantry.

PANTRY

Useful storage area.

FIRST FLOOR LANDING

Loft access, airing cupboard and doors to -



BEDROOM 1

Wardrobes radiator and upvc double glazed window.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.







BEDROOM 4

Upvc double glazed window and radiator.

BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

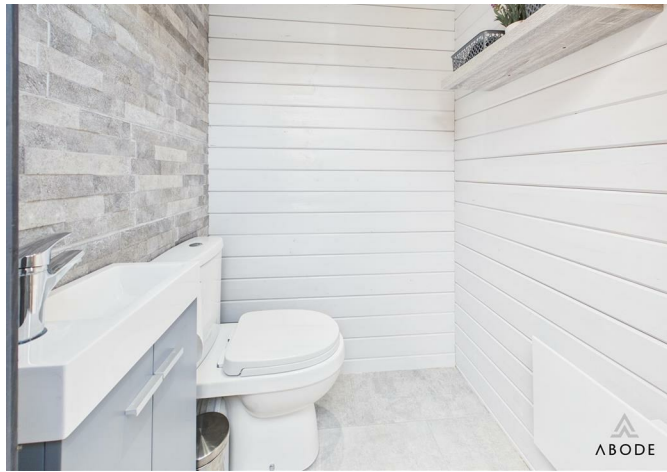
Ample parking to the front. Side gated access to the enclosed rear garden. Paved seating areas, artificial lawn and a detached log cabin with power and a cloakroom with low flush wc and wash hand basin.

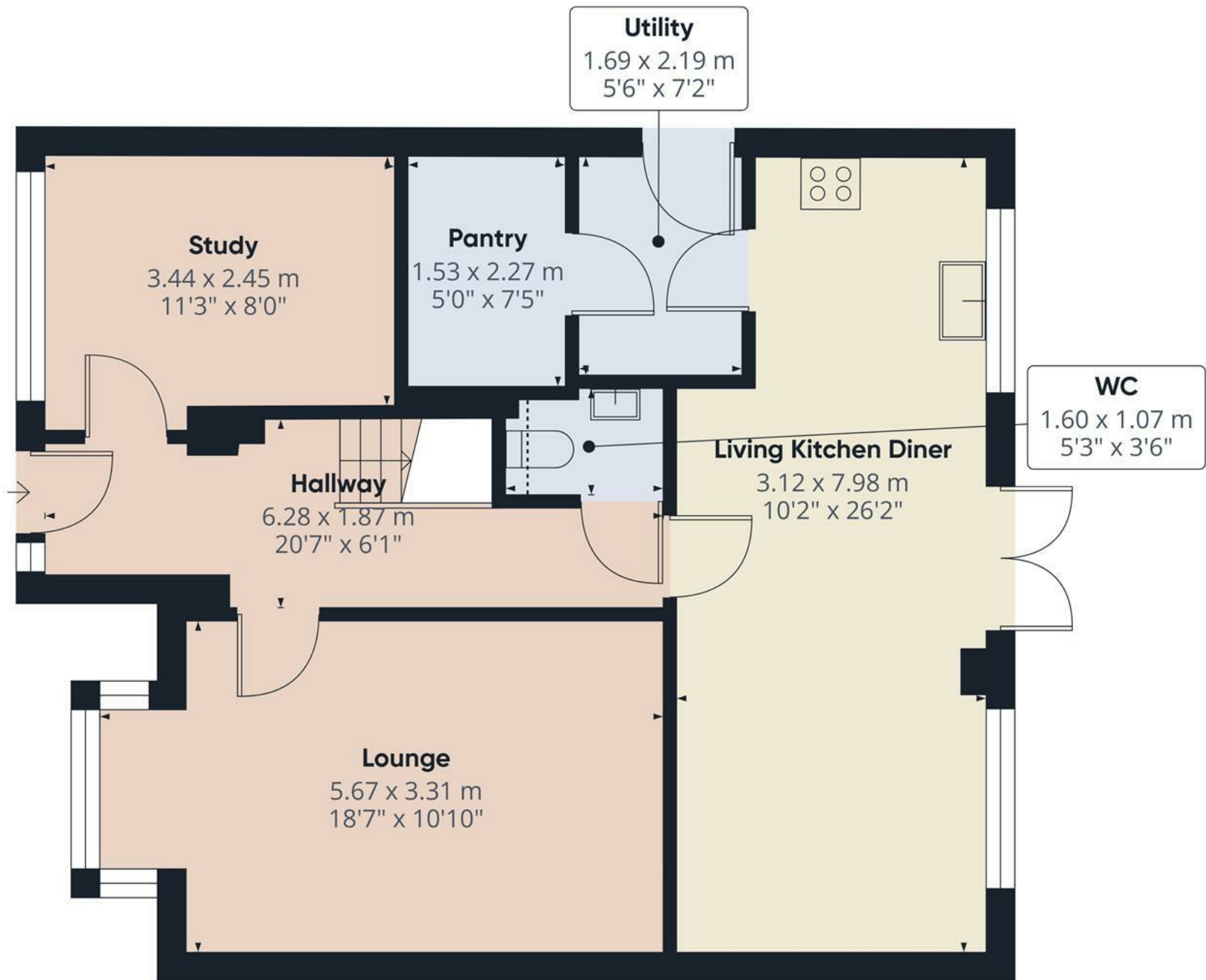












Approximate total area⁽¹⁾

68.2 m²

734 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

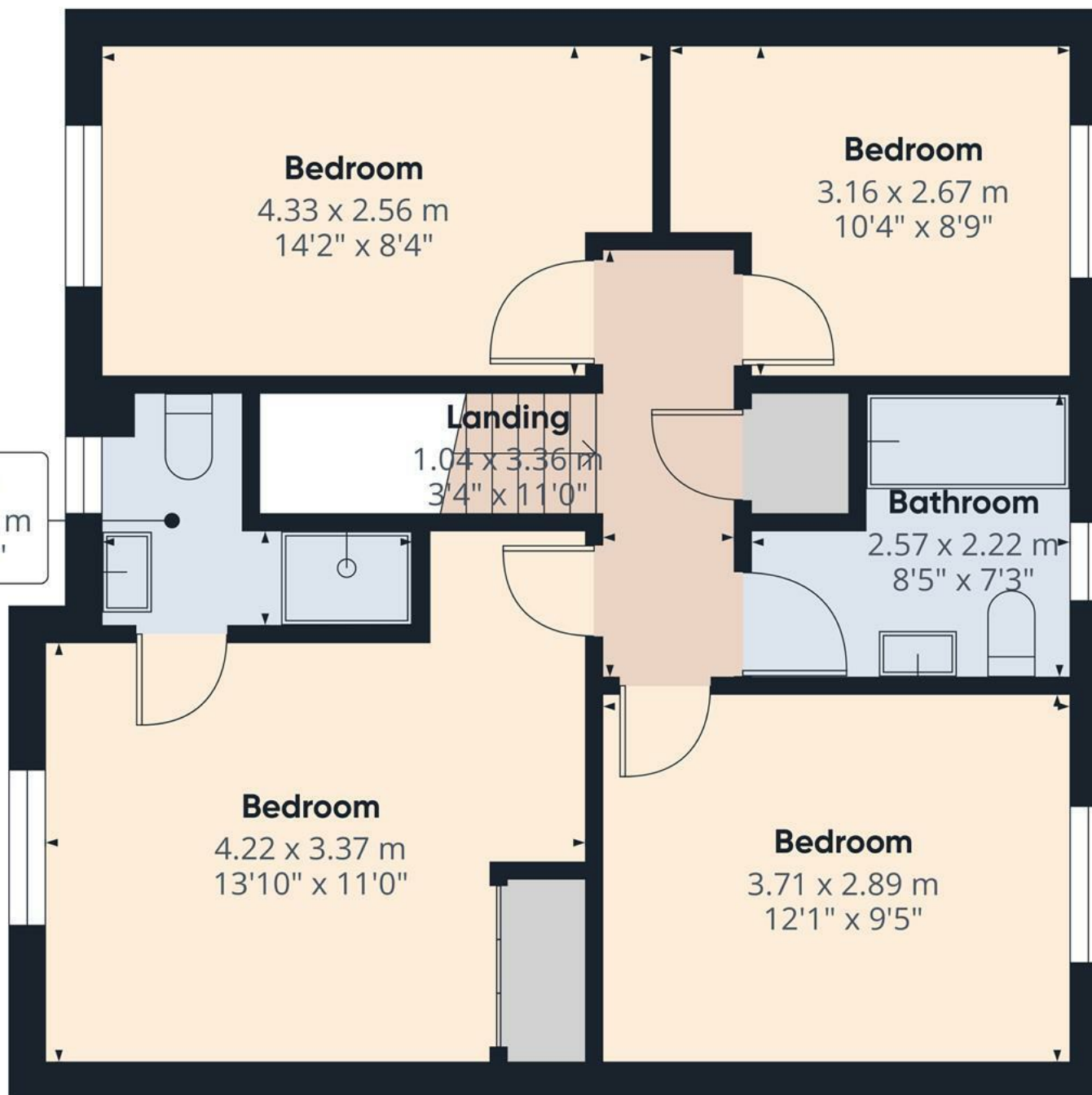
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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En Suite
2.46 x 0.75 m
8'0" x 2'5"

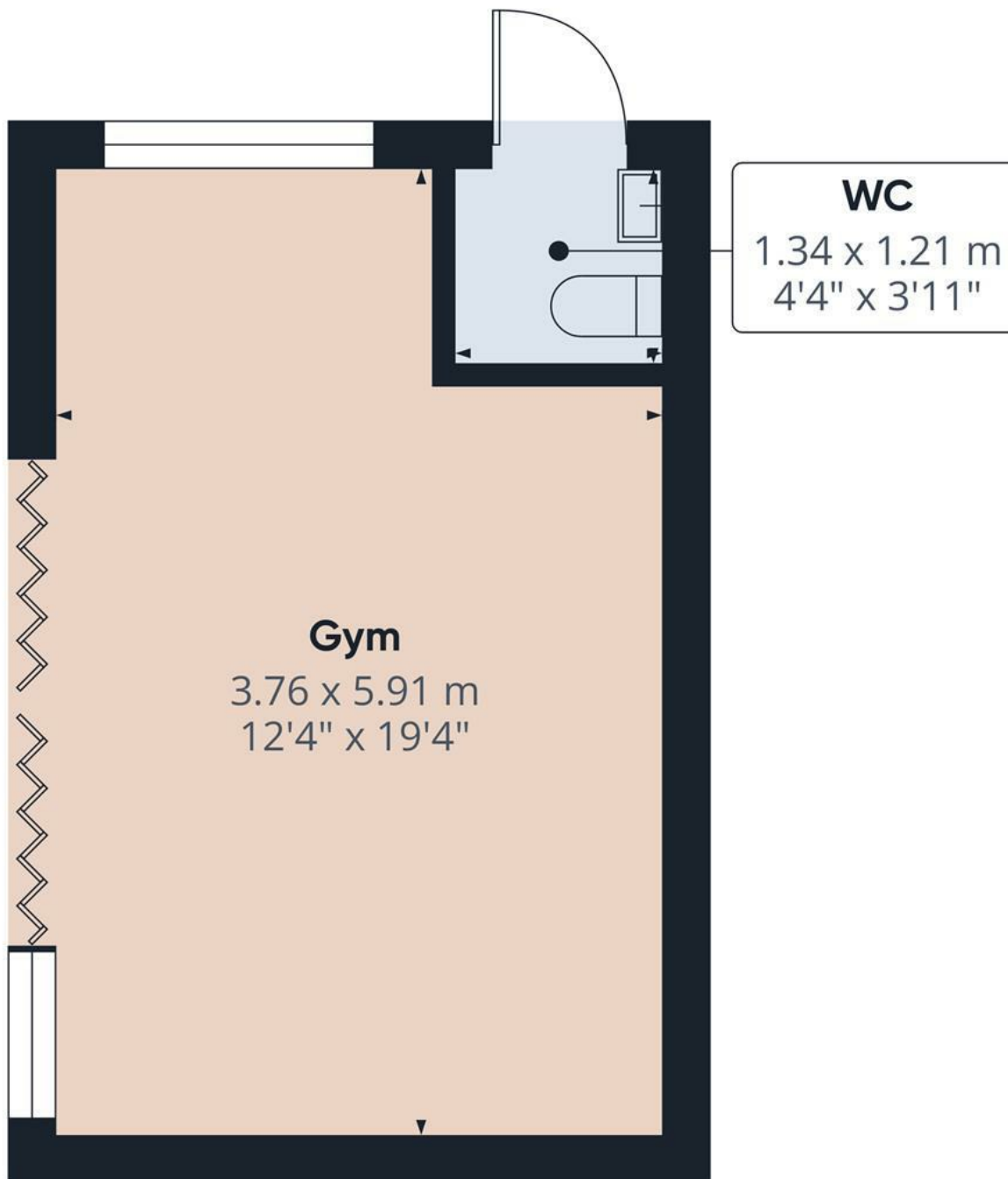


Approximate total area⁽¹⁾
55.9 m²
603 ft²

(1) Excluding balconies and terraces

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Floor 0 Building 2

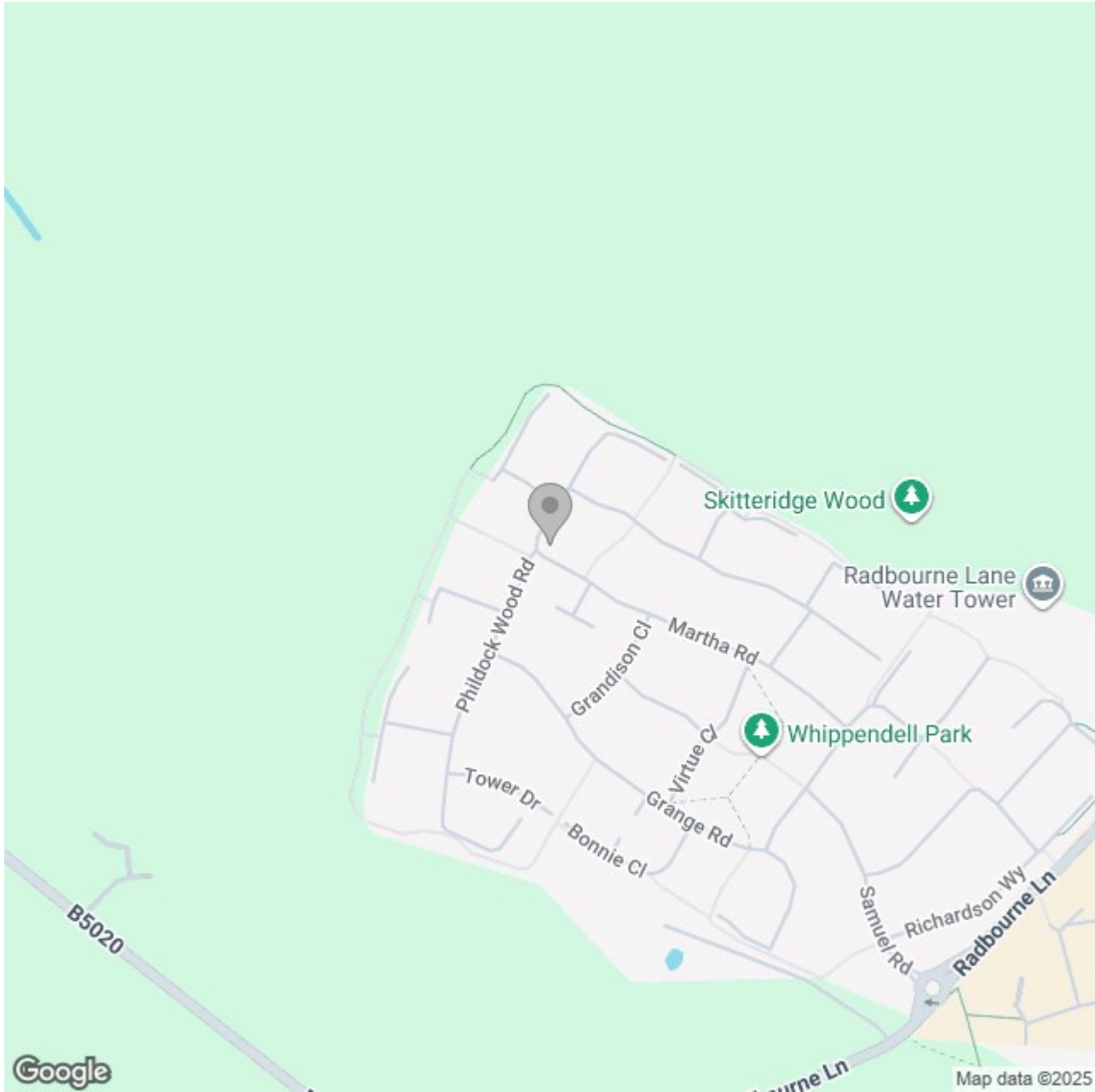
Approximate total area⁽¹⁾

22.1 m²
238 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 