

- Beautifully Presented CALA Built Home
- Stunning Views Over The Golf Course
- Four Bedrooms
- Contemporary Interiors
- Landscaped Gardens

- Exclusive, Desirable Golf Course Development
- Open Plan Kitchen/Breakfast Room
- Dressing Room And En Suite To Principal Bedroom
- Two Ensuites
- Garaging And Two Car Drive Way



Vaulted Entrance Canopy Over Glazed Panel Door to

Reception Hall

18' 1" x 7' 2" (5.51m x 2.18m)

Stairs to the first floor, Amtico flooring, double panel radiator, fitted cloaks cupboard and further extensive under stairs storage cupboard both with lighting.

Cloakroom

5' 0" x 4' 7" (1.52m x 1.40m)

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, wash hand basin with mixer tap, contemporary tiling, UPVC window to front aspect, Amtico flooring, heated ladder style towel rail and recessed lighting.

Sitting Room

16' 9" x 12' 3" (5.11m x 3.73m)

Two double panel radiators, TV and telephone points, UPVC French doors accessing garden terrace to rear.

Kitchen/Breakfast/Dining Room

25' 0" x 14' 2" (7.62m x 4.32m)

Impressive, light, open plan contemporary space with UPVC bay window to front with stunning views over the golf course, further UPVC window to side and French doors to garden terrace to the rear. The kitchen is fitted in a contemporary range of handleless base and wall mounted cabinets with complimenting work surfaces in Quartz, drawer units and further pan drawers, integral double electric oven, Bosch ceramic hob with suspended extractor unit fitted above, inset one and half bowl sink unit and mixer tap with upstands and sill in natural stone, integrated fridge freezer, two double panel radiators, recessed lighting, central island work station incorporating three stool breakfast bar, Amtico floor covering.



Laundry Room

7' 1" x 6' 2" (2.16m x 1.88m)

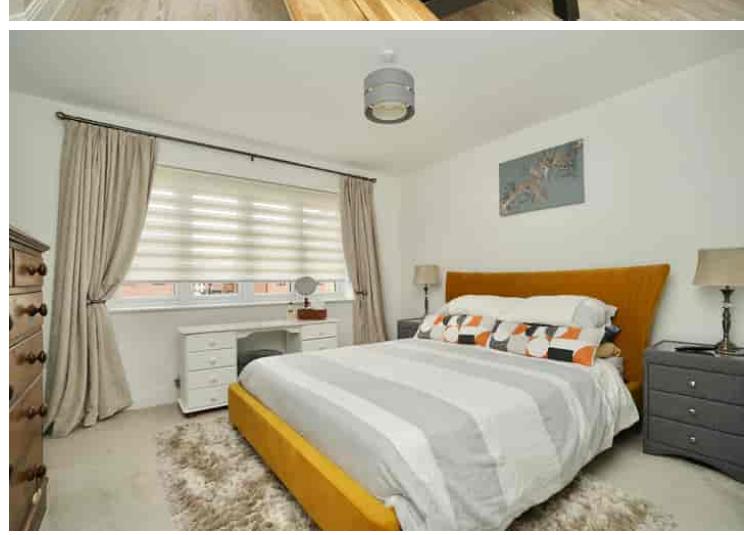
UPVC door to rear aspect, fitted range of base and wall mounted units with work surfaces and tiling, concealed gas fired central heating boiler serving hot water system and radiators, double panel radiator, Amtico flooring, single drainer sink unit and upstands.



Dining/Family Room

12' 2" x 10' 2" (3.71m x 3.10m)

UPVC window to front aspect enjoying views over the eighteenth hole, double panel radiator, TV and telephone point.



First Floor Galleried Landing

Double panel radiator, access to insulated loft space, fitted airing cupboard housing pressurised water system and shelving.

Family Bathroom

8' 6" x 7' 2" (2.59m x 2.18m)

Fitted in a three piece contemporary white suite, comprising low level WC with concealed cistern, suspended vanity wash hand basin with mixer tap, cabinet storage, panel bath and hand mixer shower, shaver point, UPVC window to rear aspect, heated towel rail finished in chrome, extractor, recessed lighting and ceramic tiled flooring.



Principle Bedroom

12' 4" x 11' 7" (3.76m x 3.53m)

UPVC window to rear aspect, double panel radiator, TV and telephone point. **Dressing Room**
(measuring 1.95m x 1.68m) with bespoke hanging and shelf space, recessed lighting.

En Suite Bathroom

11' 9" x 6' 4" (3.58m x 1.93m)

Fitted in a four piece contemporary white suite, comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, shaver point, panel bath and hand mixer shower, heated towel rail finished in chrome, recessed lighting, extensive tiling, UPVC window to rear aspect, oversized screen shower enclosure with independent shower fitted over, ceramic tile flooring.

Guest Room

12' 4" x 7' 6" (3.76m x 2.29m)

UPVC window to front aspect, double panel radiator, fitted double wardrobe with hanging and shelving, inner access to

En Suite Shower Room

8' 6" x 4' 9" (2.59m x 1.45m)

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, suspended vanity wash hand basin with mixer tap, shaver point, extensive tiling, oversized screened shower enclosure with independent shower unit fitted over, heated towel rail finished in chrome and ceramic tiled flooring.

Bedroom 3

11' 7" x 11' 5" (3.53m x 3.48m)

UPVC window to front aspect enjoying stunning views across the golf course and golf club, double panel radiator.

Bedroom 4

11' 9" x 11' 1" (3.58m x 3.38m)

UPVC window to rear aspect, double panel radiator and recessed lighting.

Outside

The front gardens are pleasantly arranged and positioned around a corner plot, primarily lawned with established evergreen planting and outside lighting. There is an extensive driveway to the side giving provision for several vehicles, an EV charging point and access to the GARAGE with up and over door, power, lighting and private door to the rear. The rear garden has been pleasantly landscaped with extensive paved terrace, outside lighting, power and tap, prepared lawns, and a selection of ornamental shrubs. The garden is enclosed by a combination of panel fencing and offers a reasonable degree of privacy.

Tenure

Freehold

Council Tax Band - F

Management Charges - Approximately £400 per annum

