



DEANROSE HOUSE, GULL DROVE,
 GUYHIRN, WISBECH PE13 4BH £520,000

FREEHOLD



Briggs Residential
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Built to an individual design and specification, this magnificent double fronted detached contemporary property has been built to an exceptionally high standard and features versatile family accommodation. The impressive double height entrance hall including feature window leads to the 41' kitchen/dining/living room, study/bedroom six and another room which could be used as a fifth bedroom or a dining room. To the first floor, the galleried landing provides access to the master bedroom with walk in dressing room and en suite plus there are three further bedrooms and a family bathroom. This eco friendly home, with air source heating and underfloor heating, has an EPC rating of B and many contemporary features including internal oak doors throughout. With gated parking for many vehicles plus a large garage and low maintenance gardens, viewing is highly advised. Guyhirn is an up and coming village with many quality executive homes and is only half an hour drive to Peterborough City Centre.

Central front entrance door with windows either side and large window above, opening to

RECEPTION HALL 13'3 x 10'9 (4.04m x 3.28m)

A stunning double height entrance hall with galleried landing above and a staircase leading to the first floor with built in cupboard beneath and large skylight windows above flooding this area with natural light.

KITCHEN DINING LIVING ROOM 41'5 x 19'8 (12.62m x 5.99m)

This magnificent open plan room is ideal for modern living and comprises a lounge area with bi-folding doors and integrated blinds overlooking the gardens, TV point and open access to the dining area which has French doors opening onto the side gardens. The contemporary two tone kitchen comprises ample wall and base units, two integrated double ovens with hob and extractor above, integrated dishwasher, plumbing for American style fridge freezer, central island unit and window to side aspect.

UTILITY ROOM

With central heating boiler, window to side aspect and side external door.

STUDY 13'5 x 9'9 (4.09m x 2.97m)

With window to front aspect.

FAMILY ROOM/BEDROOM FIVE 13'4 x 11'4 (4.07m x 3.45m)

With window to front aspect.

SHOWER ROOM

Comprising shower cubicle, wash hand basin and low flush WC.

LANDING

Overlooking the entrance hall and with views over countryside opposite, this stunning galleried landing provides access to all bedrooms and benefits from natural light pouring through the skylight windows.

MASTER BEDROOM 21'5 x 13'5 (6.53m x 4.09m)

With windows to front and side aspects, radiators and door to dressing room and en suite.

DRESSING ROOM 8' x 7' (2.44m x 2.13m)

EN SUITE 8' x 6'3 (2.44m x 1.91m)

This modern suite comprises panelled bath, vanity unit housing wash hand basin, low flush WC and window to rear aspect.

BEDROOM TWO 13'4 x 11' (4.06m x 3.35m)

With radiator and window to front aspect.

BEDROOM THREE 13'4 x 11'5 (4.06m x 3.48m)

With fitted wardrobe, radiator and window to rear aspect.

BEDROOM FOUR 13'3 x 11'5 (4.03m x 3.48m)

With radiator and window to rear aspect.

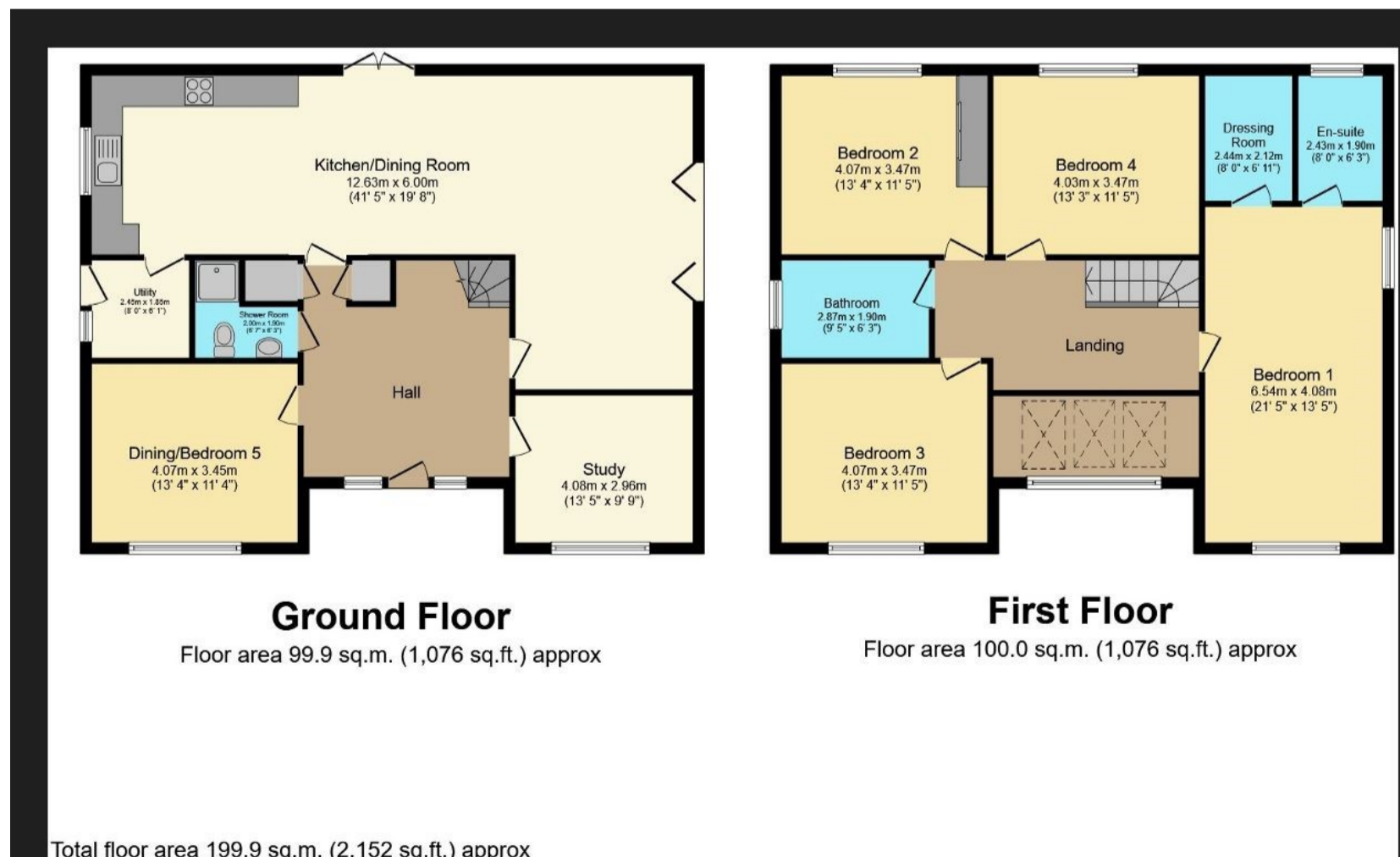
BATHROOM

Comprising panelled bath, vanity unit housing wash hand basin, low flush WC, shower cubicle with jets, tiled floor and window to side aspect.

OUTSIDE

The electric gated entrance gives access to the large driveway which provides parking for many vehicles and a double garage with power and lighting. The rear and side gardens have been designed for easy maintenance and provide a high degree of privacy.

EPC RATING: B



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