

2, LONGSTAFF WAY

HARTFORD • PE29 1XT





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- ##OFFERS CONSIDERED BETWEEN £875,000 - £900,000##
- In Excess Of 3,000 sq ft Of Accommodation
- Two En Suites And Family Bathroom
- Kitchen/Breakfast Room And Utility Room
- Detached Double Garage And Ample Off Road Parking
- Detached Garden Studio
- An Attractive Detached Family Home
- Five Double Bedrooms
- Four Reception Rooms
- Underfloor Heating To Ground Floor
- Beautiful Gardens
- Non Estate Position

This individual and attractive family home offers unique features and exceptional accommodation throughout. The ground floor is centred around a re-modelled kitchen/breakfast room with four reception rooms and a reception hall with Oak and glass balustrade staircase to the first floor.

On the first floor are five double bedrooms with the principal bedroom benefiting from a dressing room and en suite shower room and the guest bedroom with en suite shower room. There are three further double bedrooms sharing a family bathroom.

Outside there are well tended gardens with an impressive terrace and a detached garden studio. There is ample off road parking provision with a double detached garage to the front.

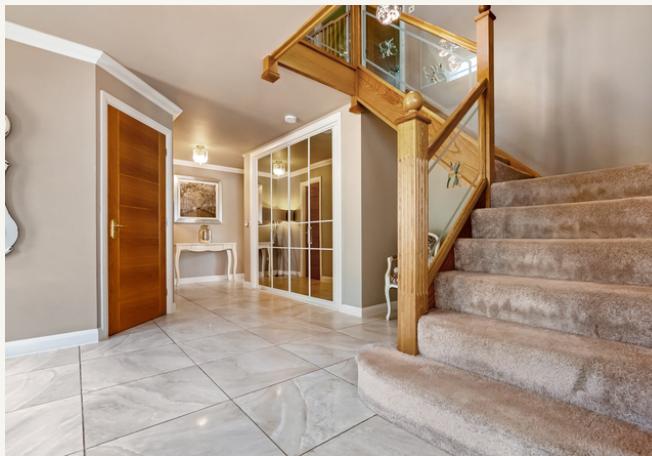
Viewing is highly advised and by appointment only.

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#### STORM PORCH OVER

Wood effect door with glazed inserts to

#### RECEPTION HALL

21' 7" x 9' 2" (6.58m x 2.79m)

Three double glazed windows to front aspect, coving to ceiling, Oak and glass balustrade staircase to first floor, understairs storage cupboard, built in cloaks cupboards with sliding mirrored doors, with hanging and shelving, tiled flooring with underfloor heating, double doors to living room.

#### CLOAKROOM

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC with concealed cistern, vanity wash hand basin with counter top, complementing tiling, coving to ceiling, tiled flooring with under floor heating.

#### LIVING ROOM

24' 5" x 14' 7" (7.44m x 4.45m)

A triple aspect room with walk in double glazed bay window to front aspect, double glazed windows to side and rear, double glazed French doors to rear aspect, coving to ceiling, decorative feature beam work, wall light points, central brick built inglenook fireplace with timber bressummer and tiled hearth with inset wood burning stove, thermostat for underfloor heating, wood effect flooring, bespoke TV and media storage unit with downlighters, bookcase and cupboards beneath.





#### FAMILY ROOM

20' 8" x 13' 7" maximum (6.30m x 4.14m)

A double aspect room with two double glazed windows to front aspect and double glazed window to side aspect, coving to ceiling, thermostat for underfloor heating.

#### DINING ROOM

13' 7" x 12' 8" (4.14m x 3.86m)

Coving to ceiling, walk in bay window to rear, underfloor heating, opening to

#### KITCHEN/BREAKFAST ROOM

14' 7" x 13' 8" (4.45m x 4.17m)

A double aspect room with double glazed windows to side and rear, coving to ceiling, recessed down lighters, fitted in a comprehensive range of base, drawer and wall mounted units with complementing work surface and tiled surrounds, one and a half single drainer sink unit with drinking water tap, integrated electric oven and combination oven with induction hob, integrated fridge freezer, integrated dishwasher, plinth lighting, breakfast bar, tiled flooring.

#### UTILITY ROOM

10' 3" x 9' 4" (3.12m x 2.84m)

Double glazed window and composite double glazed door to side aspect, coving to ceiling, fitted in a comprehensive range of base and wall mounted units, complementing work surfaces and tiling, stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, space and plumbing for American style fridge freezer, wall mounted central heating boiler, tiled flooring with underfloor heating.



#### WALK IN PANTRY

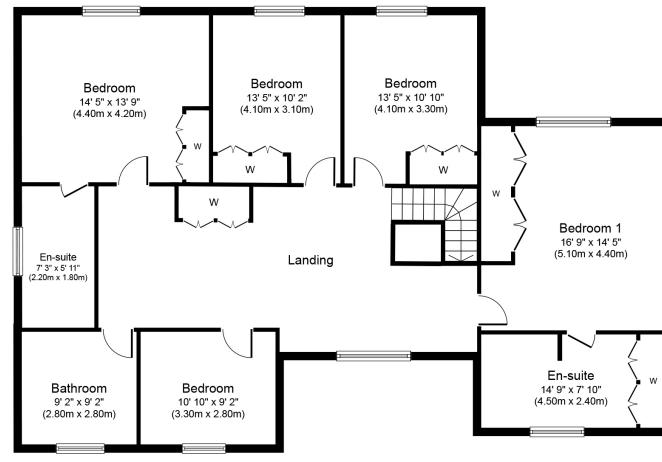
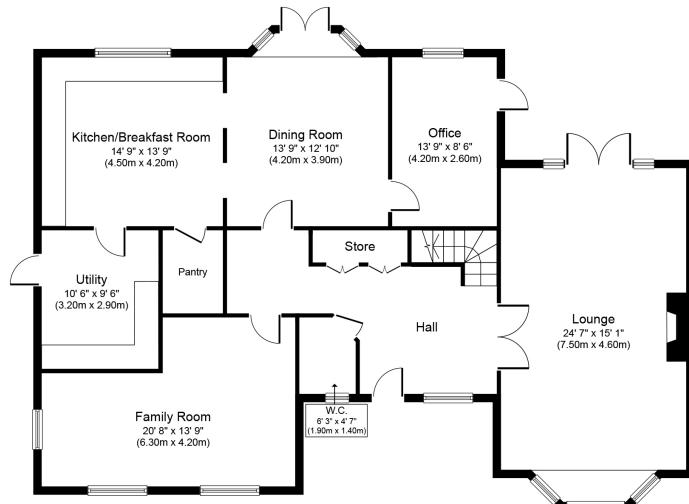
7' 8" x 4' 8" (2.34m x 1.42m)

Extensive shelving, tiled flooring.

#### STUDY

13' 8" x 8' 6" (4.17m x 2.59m)

Double glazed window to rear aspect, composite double glazed door to side aspect, coving to ceiling, laminate flooring, thermostat for underfloor heating.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### FIRST FLOOR LANDING

Double glazed window to front aspect, coving to ceiling, access to loft space, radiator, central heating thermostat, double cupboard with sliding mirror doors, hanging and shelving.

#### PRINCIPAL BEDROOM

16' 8" x 12' 5" (5.08m x 3.78m)

Double glazed window to rear aspect, radiator, two wall light points, built in wardrobes with sliding mirror doors, hanging and shelving, laminate flooring.

#### DRESSING AREA/EN SUITE SHOWER ROOM

##### DRESSING AREA

Recessed down lighters, built in wardrobe with sliding mirror doors, hanging and shelving, radiator, laminate flooring, opening to

##### EN SUITE SHOWER ROOM

Double glazed window to front aspect, recessed downlighters, fitted in a four piece suite comprising low level WC with concealed cistern, two vanity wash hand basins with counter top and tiled surrounds, double walk in shower enclosure with tiled surrounds, double bathroom cabinet with downlighters, laminate flooring.

#### GUEST BEDROOM

13' 7" x 12' 4" (4.14m x 3.76m)

Double glazed window to rear aspect, radiator, restricted head height, double built in wardrobe with sliding mirror doors, hanging and shelving, laminate flooring.

#### GUEST EN SUITE SHOWER ROOM

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower cubicle, complementing tiling, heated towel rail, tiled effect flooring.

#### BEDROOM 3

11' 4" x 11' 3" (3.45m x 3.43m)

Double glazed window to rear aspect, radiator, double built in wardrobe with hanging and shelving, laminate flooring, restricted head height with sloping ceiling.

#### BEDROOM 4

11' 4" x 10' 2" (3.45m x 3.10m)

Double glazed window to rear aspect, radiator, laminate flooring, double built in wardrobe with hanging and shelving, restricted head height with sloping ceiling.

#### BEDROOM 5

11' 11" x 9' 10" (3.63m x 3.00m)

Double glazed window to front aspect, two built in wardrobes with hanging and shelving, radiator.

#### FAMILY BATHROOM

Double glazed window to front aspect, recessed down lighters, fitted in a four piece suite comprising low level WC, vanity wash hand basin, panel Jacuzzi style bath with hand held shower attachment, double shower cubicle with tiling and drench style shower head and hand held attachment, heated towel rail, tiled flooring.

#### OUTSIDE

The rear garden is enclosed by panel fencing and brick walling with mature and well planted borders, a large patio seating terrace running the full width of the property, outside tap and lighting, laid to lawn with two seating areas, one covered with brick pillars, there is a **Garden Shed** measuring 11' 2" x 6' 7" (3.40m x 2.01m) with shelving, power, lighting and window to side and a **Garden Studio** measuring 15' 6" x 11' 2" (4.72m x 3.40m) with windows to front and side aspects, loft space. The garden continues around the side of the property with personal door to the **Double Garage** with twin up and over doors, power, lighting and windows to side. Side gated access leads to the front with mature hedging, gravel driveway..

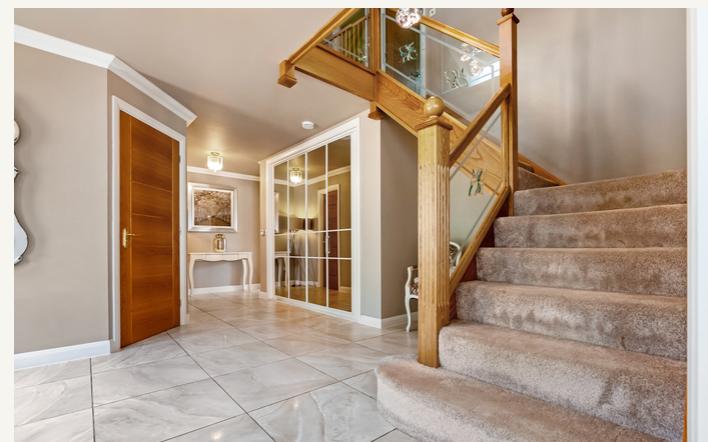
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#### TENURE

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