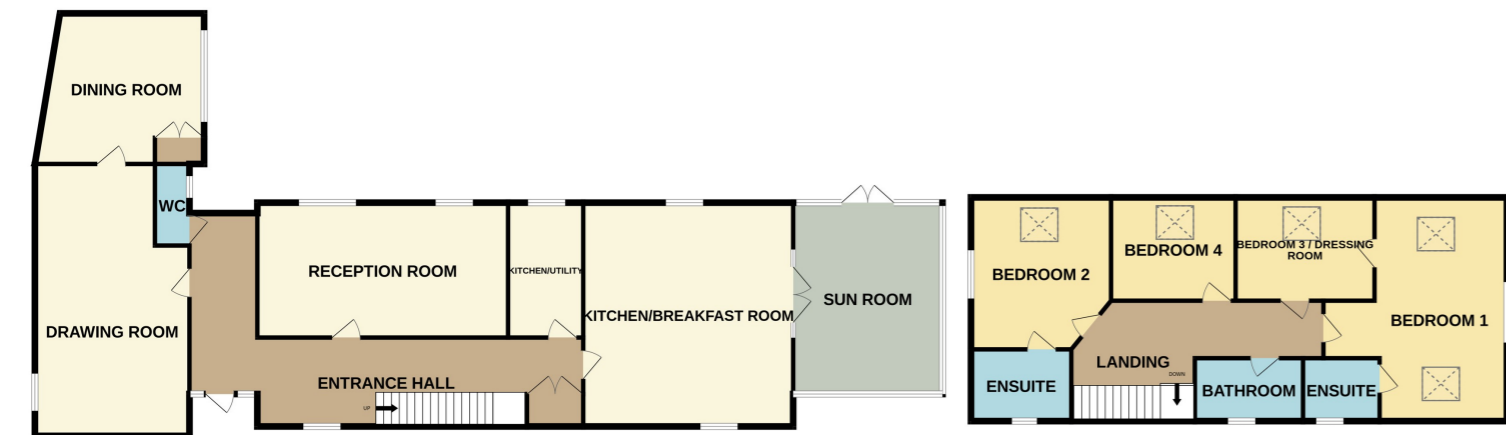




11a Castle End Road, MAXEY PE6 9EP

£775,000



\*\*\* STONE BUILT DETACHED HOUSE \*\*\* This executive home, with private gated access, can be found in a cul-de-sac in the desirable village of Maxey. The large hallway leads to multiple reception rooms, one of which has a vaulted ceiling, with exposed wooden beams. A well presented kitchen / diner leads to a sun room. A cloakroom and a utility room complete the downstairs accommodation. To the first floor, there are four double bedrooms, two benefitting from en-suites. A family bathroom concludes the upstairs accommodation. EPC Energy Rating C - Council Tax Band F.



**UPVC DOUBLE GLAZED DOOR TO:**

**HALL**

Tiled floor, cupboard. UPVC door and window to courtyard. Coving and spotlights to ceiling. Stairs to first floor accommodation.

**CLOAKROOM**

UPVC double glazed window to the side. Fitted with a two piece suite comprising vanity wash hand basin, and WC. Part tiled.

**LOUNGE**

22' 2" x 11' 5" (6.76m x 3.48m) (approx) Tiled floor, inset spotlights, coving to ceiling. Two double glazed windows to the side.

**KITCHEN / DINER**

18' 9" x 18' 6" (5.71m x 5.64m) (approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer with mixer tap over, space for double fridge, space for range style cooker and hob, with extractor over. Coving to ceiling, inset spotlights, tiled flooring. UPVC double glazed French doors to the rear, UPVC double glazed windows.

**ORANGERY**

18' 4" x 14' 0" (5.59m x 4.27m) (approx) UPVC double glazed French doors to the side. UPVC double glazed windows to four sides.

**UTILITY ROOM**

11' 5" x 6' 5" (3.48m x 1.96m) UPVC double glazed window. Fitted with a range of eye level and base units with worktop over. Sink with mixer tap over. Tiled floor. Hob with extractor fan over, cupboard, coving to ceiling.

**DRAWING ROOM**

24' 4" max x 15' 7" max 12' 2" min (7.42m x 4.75m max 3.71m min) (approx) Feature fireplace with surround, tiled floor, exposed beams to ceiling. UPVC double glazed window. Two UPVC double glazed skylights.

**DINING ROOM**

15' 4" x 18' 2" (4.67m x 5.54m) (approx) Double cupboard. UPVC double glazed windows.

**LANDING**

Velux window. Radiator.

**BEDROOM ONE**

18' 6" x 11' 9" min (5.64m x 3.58m) (approx) UPVC double glazed window, two velux windows. Radiator.

**EN SUITE**

Fitted with a four piece suite comprising shower cubicle, wash hand basin, WC and bidet. Heated towel rail, shaving point. Fully tiled, radiator. Velux window.

**BEDROOM FOUR / DRESSING ROOM**

11' 7" x 9' 0" (3.53m x 2.74m) (approx) Velux window. Radiator.

**BEDROOM TWO**

11' 7" x 13' 0" (3.53m x 3.96m) (approx) Velux window. Radiator.

**EN SUITE**

Fitted with a three piece suite comprising shower, wash hand basin and WC. Shaving point, heated towel rail. Window.

**BEDROOM THREE**

10' 9" x 9' 0" (3.28m x 2.74m) (approx) Velux window. Radiator, loft access.

**BATHROOM**

Fitted with a three piece suite comprising bath, vanity wash hand basin with mixer tap and WC. Shaving point. Heated towel rail, fully tiled. Velux window.

**OUTSIDE**

To the front there is gated access to a parking area to accommodate a number of vehicles, with gate to the side leading to a paved garden. Walled enclosure, mature shrubs.

**AGENT NOTE:**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guideline only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	80