



**20b WELMORE ROAD, GLINTON
PE6 7LU OFFERS OVER £795,000**

FREEHOLD



**Briggs Residential
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Situated down a private driveway owned by 20b, this impressive, individual, quality home has been built to an exceptional standard with graceful detail including cornices throughout and integrated speakers in some of the ceilings. Entered through a most welcoming entrance hall, the superb family accommodation includes a 23' kitchen family room which leads to a beautiful garden room, a 16' dining room, study/bedroom and ground floor bedroom with en suite. To the first floor, there are two further bedrooms including a most impressive 33' master bedroom, both with en suite. The stunning private grounds are exceptionally well kept, being mainly laid to shaped lawns with raised beds and a large westerly facing contemporary decked area. Entered via electric double opening gates, viewing of this home is highly advised.

Front entrance door opening to

PORCH

Door opening to

ENTRANCE HALL

An impressive entrance with oak staircase, oak flooring, feature window to front aspect, cloaks cupboard and door to

CLOAKROOM

Comprising low flush WC and wash hand basin.

LOUNGE 19'8 x 16'5 (5.99m x 5.00m)

Entered via double opening doors from the entrance hall, this elegant room has an attractive central fireplace, radiators, TV point, integrated speakers within the ceiling and window to front aspect.

GARDEN ROOM 18'3 x 9'5 (5.56m x 2.87m)

Entered via glazed doors from the lounge and French doors from the kitchen, this southerly facing room has a large lantern light, windows and doors with fitted electric blinds overlooking the westerly facing decked patio; TV point, radiator, dining area and sliding doors opening onto the garden.

DINING ROOM 16'3 x 10'7 (4.95m x 3.23m)

Entered via double opening doors from the lounge, this room has radiator, integrated ceiling speakers and French doors opening onto the rear garden with windows either side.

STUDY/BEDROOM FOUR 12' x 10' (3.65m x 3.04m)

With radiator, TV point and window to front aspect.

BEDROOM THREE 12' x 11'10 (3.65m x 3.61m)

This ground floor bedroom has fitted wardrobes, radiator, window to rear aspect and door to

EN SUITE

Comprising double shower cubicle, vanity wash hand basin, WC, display shelving, heated towel rail and window to rear aspect.

KITCHEN BREAKFAST ROOM 23'6 x 16'1 (7.16m x 4.90m)

This magnificent kitchen comprises contemporary wall and base units, central island unit housing sink unit and adjoining breakfast area, two integrated ovens with hob and extractor above, American style fridge freezer, quartz work surface, radiators, integrated ceiling speakers, windows to rear aspect and French doors opening onto the decked area.

UTILITY ROOM

With base units, sink unit, window to rear aspect and door to rear garden.

GALLERIED LANDING

Comprising walk in airing cupboard and window to front aspect.

MASTER BEDROOM 33' x 16'3 (10.06m x 4.95m)

This spectacular master bedroom has extensive fitted furniture, feature arched window to front aspect, dressing area, access to loft, skylight window to rear aspect, radiators and door to

EN SUITE BATHROOM

Comprising panelled bath, large shower cubicle, WC, vanity wash hand basin, bidet, heated towel rail, wall tiling and window to rear aspect.

BEDROOM TWO 13'9 x 12' (4.19m x 3.65m)

With fitted wardrobes, radiator, dormer window to front aspect and door to

EN SUITE BATHROOM

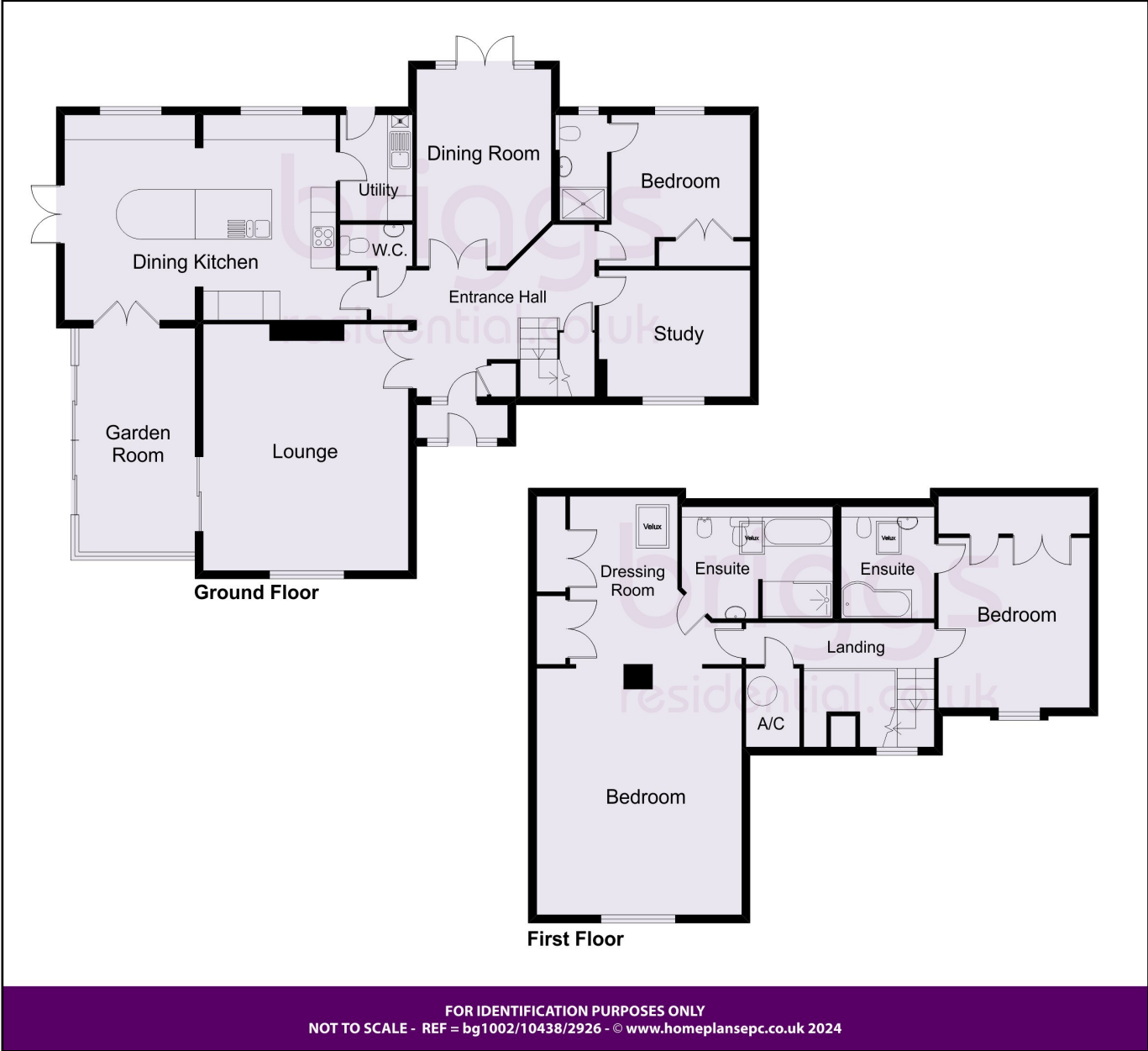
Comprising P shaped panelled bath with shower above, vanity wash hand basin, low flush WC, wall tiling, heated towel rail and window to rear aspect.

OUTSIDE

Set behind electric gates, the large block paved driveway provides parking for many vehicles and leads to a detached double garage. The stunning gardens provide a high degree of privacy and are mainly laid to a shaped lawn with raised flower beds, further well stocked beds, large patio area and a westerly facing private decked area ideal for entertaining.

EPC RATING: C

COUNCIL TAX BAND: G (SKDC)



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