



BEECH HOUSE, 2 BRAMBLEWOOD COURT, LANGTOFT
PE6 9QY OFFERS OVER £725,000 FREEHOLD



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Situated in a small exclusive cul-de-sac and overlooking a park to the rear, this immaculate detached barn-style home has been built to a very high specification with an impressive 25' x 19' open-plan dining/family room and a magnificent lounge with high vaulted ceiling. With generous size rooms throughout, this individual home a master bedroom to the ground floor and three double bedrooms to the first floor with a guest suite with en-suite. With private gardens to the rear and economical to run with air-source heating and underfloor heating, this high quality home must be seen to appreciate the superb accommodation available and location.

Glazed entrance door with windows either side opening to

DINING/FAMILY ROOM 25'9 x 19'1 (7.85m x 5.82m)
A magnificent entrance to this home, this light and airy open-plan room has bi-folding doors opening onto the rear garden, a dining area, family area, exposed beams, exposed flooring, cloaks cupboards, staircase leading to first floor, open access to Inner Hallway and open access through to

KITCHEN 14' x 13'8 (4.27m x 4.17m)
A high quality contemporary kitchen with central island unit with built-in full length fridge and freezer, built-in double oven with microwave oven/steamer and warming tray, integrated dishwasher, wine rack, contemporary work surfaces, integrated sink unit, exposed flooring, breakfast bar area, window to front elevation, exposed beam and door to Utility Room.

INNER HALLWAY
With exposed beam, exposed flooring and door leading to

LOUNGE 18'4 x 14'6 (5.59m x 4.42m)
A truly impressive room with a high vaulted ceiling with exposed beams with recessed cast-iron electric woodburner with attractive fireplace, bi-folding doors opening to rear garden and further window to side elevation.

LANDING
Approached via an oak and glass staircase, this large landing has a window to front elevation.

GUEST SUITE 13'7 x 11'10 (4.14m x 3.61m)
A large bedroom with window to front elevation and door leading to

EN-SUITE
Comprising shower cubicle, wash-hand basin, low flush WC, tiled flooring, heated towel rail and window to rear elevation.

BEDROOM THREE 13'3 x 8'6 (4.04m x 2.59m)
With built-in wardrobe and window to rear elevation.

BEDROOM FOUR 13'1 x 8'6 (3.99m x 2.59m)
With built-in wardrobe and window to front elevation.

BATHROOM
Comprising panelled bath with shower screen and shower above, wash-hand basin with built-in furniture below, low flush WC, heated towel rail and window to rear elevation.

STUDY 13' x 6'10 (3.96m x 2.08m)
With exposed flooring and window to side elevation.

UTILITY ROOM 10'2 x 10'2 (3.10m x 3.10m)
With a range of quality wall and base units, contemporary work surfaces, integrated sink unit, plumbing for washing machine, space for tumble dryer, ceramic tiled flooring, window to side elevation and door to rear garden.

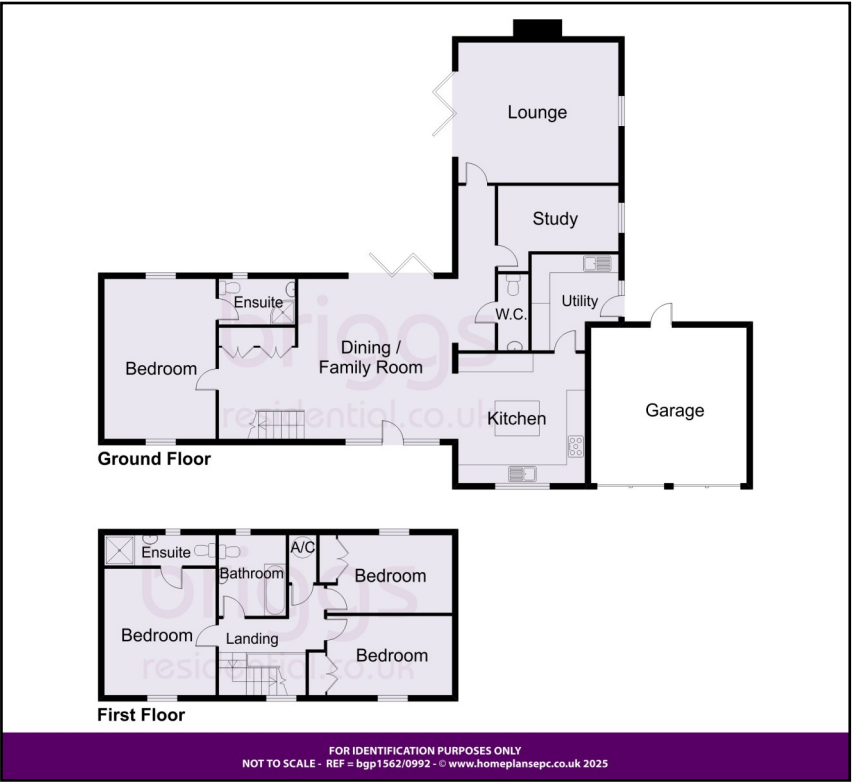
BEDROOM ONE 17'5 x 11'7 (5.31m x 3.53m)
A ground floor master bedroom with windows to front and rear elevations and door leading to

EN-SUITE
Comprising large semi-circular shower cubicle, wash-hand basin with cupboard below, low flush WC, attractive wall tiling, tiled flooring, heated towel rail and window to rear elevation.

OUTSIDE
The property is approached via a double-width driveway which leads to an oversized double garage with power, lighting, window to side elevation and rear personal door.

The rear garden, which provides a high degree of privacy and backs onto Langtoft park, is in two sections with the main garden having a large patio area ideal for entertaining with neatly kept lawns and well stocked borders. The second rear garden is mainly laid to lawn with paving and raised borders.

EPC RATING: B COUNCIL TAX BAND: F (SKDC)



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