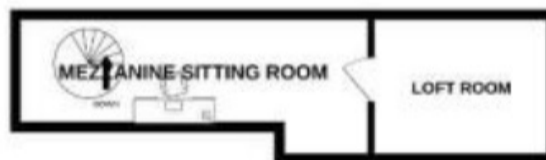




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This fabulous, bespoke detached bungalow, built in 2008, occupies a prime position within the popular village of Cleeve. Finished to an exacting standard, the quality build offers space, style and individuality in abundance. Although enjoying an idyllic location adjacent to open fields, in a small Cul de Sac of just 5 properties, the village shops, restaurants, and amenities as well access to public transport links are all close to hand. Boasting a fabulous one bedroom Annexe along with the main residence, the highly desirable and flexible accommodation briefly comprises; Reception Hall, Sitting Room with balustraded Mezzanine, fitted Kitchen/Dining Room, Principle Bedroom with En Suite Shower Room, three further Bedrooms and Family Bathroom. The Annexe comprises; independent front door and courtyard gardens with fitted Kitchen/Living Room, double Bedroom and En Suite Shower Room. Outside there are fabulous landscaped garden and driveway parking for several cars.



ROOM DESCRIPTIONS

Reception Hall

Entered via hardwood door with double glazed insert and side panel. Solid Oak doors to all rooms. 'Porcelanosa' tiled floor and cast iron radiators. Ample storage with large cupboard for coats and shoes, airing cupboard and further cupboard housing 'Worcester' combi boiler.

Sitting Room

22' 0" x 15' 9" (6.71m x 4.80m)

Feature brick built fireplace with Oak lintel, Slate hearth and multi fuel burning stove. Two cast iron radiators and solid Oak flooring. The rear wall is completely made up of double glazed units comprising; four windows, French doors and two side doors allowing light to flood the room. Spiral staircase to Mezzanine.

Mezzanine

21' 6" x 10' 2" (6.55m x 3.10m)

Perfect study or reading area. Two 'Velux' windows. Oak railed balustrade. Door to loft storage.

Loft storage

Ample storage with boarded floor and shelving. Power connected.

Kitchen/Diner

18' 5" x 12' 6" (5.61m x 3.81m)

Fitted with a quality range of Oak fronted wall and base units with Granite work surfaces. Under hung 'Belfast' sink with mixer tap and tiled splash backs. Dresser style display and storage unit with Oak top and integral fridge and freezer. 'Rangemaster' 6 ring gas hob and double electric ovens. Integral dishwasher and washing machine. 'Porcelanosa' tiled flooring and electric panel radiator. Double glazed windows to three aspects. Stable style door to rear garden.

Principle Bedroom

19' 0" x 9' 8" (5.79m x 2.95m)

Feature vaulted ceiling with exposed Oak beams and Oak flooring. Two cast iron radiators. 'Velux' skylight window to rear and double glazed casement window to front. Door to En Suite Shower Room.

En-Suite Shower Room

Tiled and fitted with a white suite comprising; shower cubicle with thermostatic shower, wash hand basin and low level W.C. Heated towel rail, extractor and window to front.

Bedroom 2

10' 9" x 9' 3" (3.28m x 2.82m)

A range of fitted wardrobes. Cast iron radiator and Oak flooring. 'Velux' skylight and double glazed window to rear.

Bedroom 3

10' 9" x 9' 3" (3.28m x 2.82m)

A range of fitted wardrobes. Cast iron radiator and Oak flooring. 'Velux' skylight and double glazed window to rear.

Bedroom 4

10' 3" x 8' 7" (3.12m x 2.62m)

Dual aspect with double glazed windows to front and side. Cast iron radiator and Oak flooring.

Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath, shower enclosure with thermostatic shower, wash hand basin and low level W.C.. Heated towel rail and tiled floor. Double glazed window to front.

Annexe Kitchen/Living Room

13' 5" x 12' 6" (4.09m x 3.81m)

Entered via hardwood door with double glazed pane. Fitted with a range of wall and base units with square edge work surface over. Inset sink and drainer with mixer tap. Electric oven and extractor, integral fridge and washing machine. Electric panel radiator and quality laminate flooring. Double glazed window to front. Door to Bedroom.

Annexe Bedroom

8' 8" x 8' 5" (2.64m x 2.57m)

Range of fitted furniture. Double glazed window to front. Door to En Suite Shower Room.

Annexe En-Suite

Fully tiled and fitted with a suite comprising; walk in wet room with glazed screen and electric shower, wash hand basin and concealed cistern low level W.C. Heated towel rail and extractor.

Outside

Fully enclosed by a combination of timber panel fencing and natural stone wall, the various gardens are beautifully landscaped and well tended. An extensive decked garden with large solid pitched roofed pergola with heating and light. Wall lights and secure gated access to the front. This incredibly private garden leads to a glorious patio and lawned garden with well stocked mature beds, views and South facing aspect. This in turn leads to a patio garden with outside light and timber shed.

Tenure & Council Tax Band

Tenure- Freehold

Council Tax Band:

Main House (F)

Annexe (A)

