



High Street, Ingatestone, Essex, CM4 9EE

£1,425,000



Beautifully positioned in the heart of Ingatestone, this five bedroom detached home offers generous, well-designed living throughout. The ground floor features a spacious living room, a cosy snug, a dedicated study, a WC and an open-plan kitchen-diner overlooking the landscaped rear garden. Upstairs are five bedrooms, including two with en-suites. The principal bedroom enjoys its own dressing room, and there is a modern family bathroom. Outside, the property provides a large driveway, an large garage, and an attractive rear garden. Solar panels and home battery storage add energy efficiency.

- **CENTRAL INGATESTONE VILLAGE LOCATION**
- **SPACIOUS OPEN-PLAN KITCHEN-DINER**
- **LARGE DRIVEWAY AND GARAGE**
- **NO ONWARD CHAIN**
- **CLOSE TO LOCAL SHOPS AND SERVICES**
- **FIVE BEDROOMS WITH TWO EN-SUITES**
- **PRINCIPAL BEDROOM WITH DRESSING ROOM**
- **SOLAR PANELS WITH HOME BATTERY STORAGE**
- **WALKING DISTANCE OF MAINLINE RAILWAY STATION**

Entrance

A wood panelled entrance door opens onto;

Entrance Hallway



The entrance hallway has a staircase which turns and rises to the first floor landing with a storage cupboard beneath. There is recessed spot lighting to the ceiling and underfloor heating to the wood effect flooring.

Snug



3.60m x 2.53m (11' 10" x 8' 4")

There is a double glazed bay window to the front elevation, a dado rail, cornice to the ceiling and a continuation of the wood effect flooring from the entrance hallway with underfloor heating also.

Sitting Room



5.33m x 4.95m (17' 6" x 16' 3")

A large formal reception room which has a walk in bay window with French doors that open directly onto the rear garden. There is a further window which overlooks the garden, the central feature of the room is an ornate fireplace which has a stone hearth and surround and an inset gas fire. Underfloor heating.

Study



3.04m x 2.53m (10' 0" x 8' 4")

There is a double glazed bay window to the front elevation, a continuation of the underfloor heating and wood effect flooring.

Cloakroom

Fitted in a two piece suite which comprises of a concealed cistern WC and a vanity wash hand basin and walls are fully tiled. There is a continuation once again of the underfloor heating and wood effect flooring.

Kitchen/Diner



7.31m x 3.94m (24' 0" x 12' 11")

Situated at the rear of the property this spacious kitchen/diner directly overlooks the rear garden. The kitchen itself is fitted in an extensive range of contemporary gloss units which are fitted to both base and eye levels with quartz worksurfaces and integrated appliances that include a fridge/freezer, a built in oven, built in combination oven and microwave, dishwasher and an induction hob. There is also an additional run of units which has quartz work surfaces inset into which is a sink drainer unit. There is space and plumbing for a washing machine and tumble dryer. Underfloor heating to the wood effect flooring.

Garage

6.46m x 6.35m max (21' 2" x 20' 10" max)

There are two electrically operated roll over garage doors and access to the loft space. There is power and light connected and a door that leads to the rear garden. The central heating and hot water cylinder are also located in the garage.

First Floor

Landing

Staircase rising to the second floor, a radiator with decorative cover.

Master Bedroom



4.80m x 3.69m max (15' 9" x 12' 1" max)

There is a double glazed window facing the front elevation with a radiator set beneath. Cornice to the ceiling and a dado rail. Room opens to;

Dressing Area

2.59m x 2.44m (8' 6" x 8' 0")

There are built in wardrobe cupboards on either side and a double glazed window overlooking the rear garden.

En Suite



Fitted in a four piece suite which comprises of a freestanding bath with wall mounted taps and separate shower attachment, a vanity wash hand basin with cupboards beneath, a concealed cistern WC to the side and a walk in shower enclosure. The walls are fully tiled, there is recessed spot lighting and a heated towel rail.

Vanity wash hand basin, a concealed cistern WC and a corner shower enclosure with curved glazed screen. The walls and floors have been tiled. Heated towel rail.

Bedroom Four



4.64m x 2.92m (15' 3" x 9' 7")

Double glazed window overlooking the rear with radiator set beneath. Built in wardrobe cupboard and cornice to the ceiling.

Bedroom Two



Double glazed window overlooking the rear garden with a radiator set beneath, dado rail, and a door leading to;

Bedroom Five



Double glazed window overlooking the front with a radiator set beneath, a built in cupboard and coved cornice to the ceiling.

En Suite Two



Family Bathroom



Fitted in a four piece suite which comprises a tile panelled bath, a low flush WC, a pedestal wash hand basin and a walk in shower enclosure. The walls and floors have been tiled. There is a radiator and a double glazed window overlooking the garden as well as recessed spot lighting to the ceiling.

Second Floor

Landing



4.01m x 3.90m (13' 2" x 12' 10")

Velux windows facing the rear and a door that leads through to;

Loft Room/Bedroom Three



4.01m x 3.54m (13' 2" x 11' 7")

There is a velux window facing the rear, recessed spot lighting a radiator and a door that leads through to;

Bathroom



Fitted in a three piece suite comprising a close coupled WC, a walk in shower enclosure and a tiled panelled bath. The walls and floors are fully tiled.

Exterior

Rear Garden





Commences with a paved patio area which stretches the width of the property and leads down to the gazebo at the rear of the garden. The rest of the garden is predominantly laid to lawn with shrub borders. There is pedestrian side access and a door that leads to the garage.

Front Garden

Front garden is screened from the road by a mature hedge, there is plenty of parking and a driveway which leads to the integral garage.

Agents Note

The property benefits from a solar array and home storage batteries.

Please note: The seller has advised that building regulation approval for the loft conversion is currently being sought.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.