



**PLOT 4, OSIER FARM, EASTGATE, DEEPING ST JAMES  
PE6 8RB**

**OFFERS OVER £800,000**

**FREEHOLD**

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**S**ituated in a small exclusive development of just five luxury properties along with two barn conversions and a thatched farmhouse, this stunning brand new quality home features a 36' kitchen/dining/garden room with bi-folding doors and high vaulted ceilings. Built to a high specification, this impressive four bedroom family home, which benefits from an Air Source Heat Pump and underfloor heating, is entered via a good size entrance hall and has a large lounge with feature fireplace, study and master bedroom with luxury en-suite. With a luxury bathroom, this property, which is completed and ready to move into, is also fully carpeted throughout and benefits from having enclosed gardens and viewing is highly advised of this individual quality home. Call the Briggs Team today to book your viewing.

Front entrance door with glazing either side opening to

**ENTRANCE HALL** 18'2 x 8'5 (5.54m x 2.57m)

A good size entrance with oak staircase leading to first floor.

**CLOAKROOM**

Comprising low flush WC, wash-hand basin and wall tiling.

**LOUNGE** 18'2 x 17'5 (5.54m x 5.31m)

A good size sociable room with fireplace, window to front elevation and bi-folding doors opening to rear garden.

**STUDY** 12'9 x 8'3 (3.88m x 2.52m)

With window to front elevation.

**KITCHEN/DINING/GARDEN ROOM** 36'3 x 17'10 (11.07m x 5.43m)

A truly stunning room with feature high vaulted ceiling and two sets of bi-folding doors opening onto the southerly side of the property. This magnificent room has a range of hand painted bespoke fitted quality wall and base units with worktops, two single ovens, hob with extractor above within bespoke housing, integrated fridge, freezer and dishwasher, central island unit with integrated sink, breakfast bar, dining area, family area, ceiling and wall lighting and feature window overlooking the rear garden.

**UTILITY ROOM** 12'9 x 6' (3.89m x 1.83m)

With a range of wall and base units, Belfast sink, work surface and door to side.

## LANDING

**MASTER BEDROOM** 19'6 x 17'9 (5.96m x 5.43m)

With radiator, built-in double wardrobes, window to side elevation and door to

**LUXURY EN-SUITE**

Comprising twin wash-hand basins, shaped panelled bath, double shower cubicle, low flush WC, wall tiling and heated towel rail.

**BEDROOM TWO** 17'5 x 9'9 (5.31m x 2.97m)

With radiator and window to front elevation.

**BEDROOM THREE** 18'2 x 9'11 max (5.53m x 3.03m max)

With radiator and window to front elevation.

**BEDROOM FOUR** 12'3 max x 12' (3.73m max x 3.66m)

With radiator and window to front elevation.

## LUXURY BATHROOM

A large bathroom comprising free-standing shaped bath, double shower cubicle, wash-hand basin, low flush WC, wall tiling, heated towel rail and window to rear elevation.

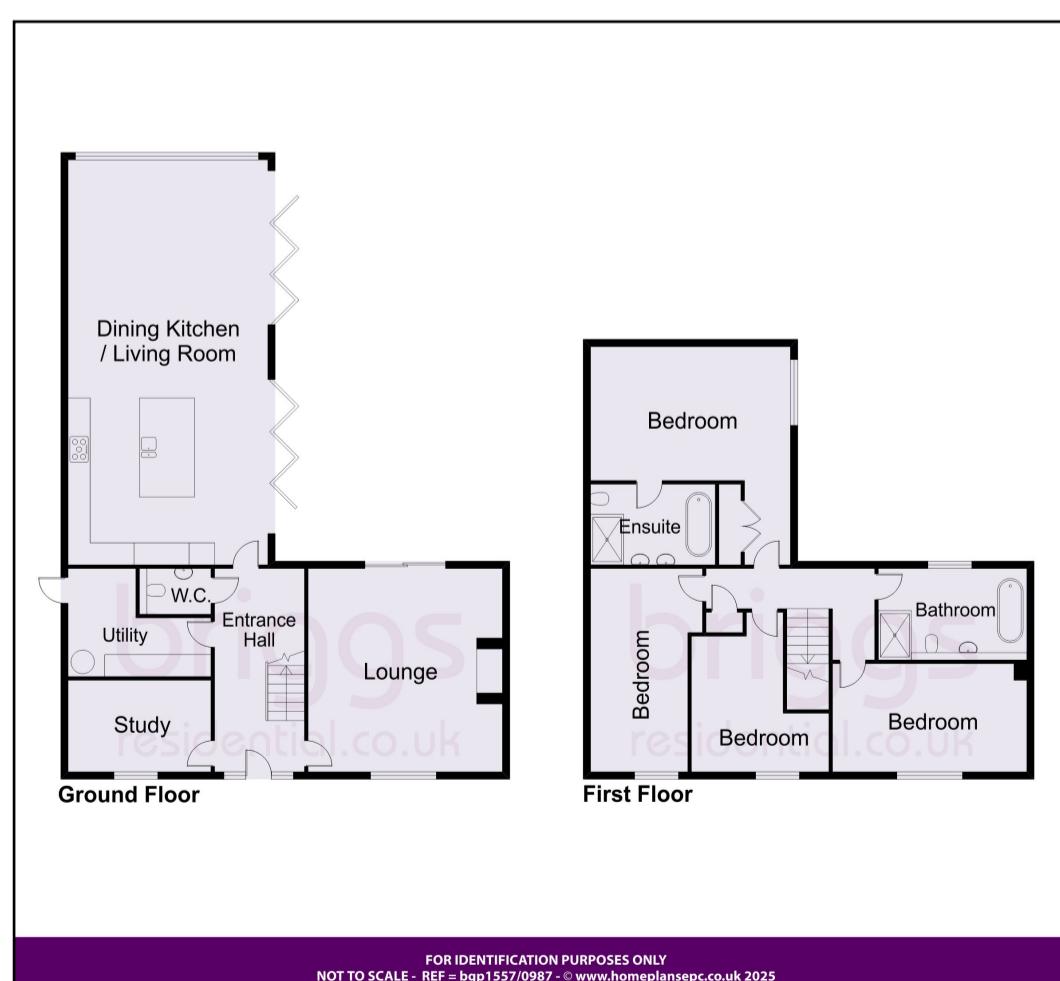
## OUTSIDE

The property has a driveway which leads to a double garage, three additional parking spaces and EV charging point.

The rear garden is fully enclosed and mainly laid to lawn with large patio area for those lazy Sunday afternoons.

EPC RATING: TBC

COUNCIL TAX BAND: TBC (SKDC)



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