



27A ST PEGAS ROAD, PEAKIRK
PE6 7NF OFFERS OVER £720,000

FREEHOLD



Briggs Residential
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Situated on a large private plot in the centre of one of the area's most sought after locations with excellent schooling, this exceptionally large detached family home offers versatile accommodation throughout with stunning open plan living. Featuring a lounge with open plan access to the dining and family area with a combined length of 47' this economical to run home is entered via an impressive entrance hall which leads to a fitted quality kitchen with lantern window. Two further reception rooms which could be used as further bedrooms, a ground floor luxury bathroom and large utility room. On the first floor there are four air-conditioned double bedrooms with the stunning 29' master bedroom having a high vaulted ceiling. Set behind sliding contemporary gates which open to a large driveway and double garage, this individual home offers amazing accommodation and must be seen.

Entrance door opening to

HALLWAY 27' (8.23m) max x 14'8 (4.47m)
An impressive entrance with tiled flooring, staircase to first floor, built-in cupboards, radiator and internal door to garage.

LOUNGE 25'10 x 12'4 (7.87m x 3.76m)
This large air-conditioned room has a cast iron woodburner and windows to front and side elevation and providing open access through to the dining/living room creating a total length of 47' (14.33m), which is perfect for large families and entertaining. With air-conditioning aswell.

KITCHEN/DINING/FAMILY ROOM 32' x 26' (9.75m 7.92m)
This superb open plan room has a fitted kitchen comprising quality wall and base units, quartz work surface and built-in appliances including two double "slide and hide" ovens, induction hob with extractor hood integrated into the work surface, integrated microwave, wine cooler and dishwasher, recess for American style fridge-freezer, freestanding central island unit, breakfast area, window to rear elevation and side external door. The dining and living areas have French doors opening onto the side garden.

UTILITY ROOM 12'2 (3.71m) x 8' (2.44)
With plumbing for washing machine, space for tumble dryer, base units, sink unit and side external door.

BEDROOM/SITTING ROOM 13'4 (4.06m) x 11' (3.35m)
Radiator and French doors opening onto the patio.

BEDROOM/STUDY 12'8 (3.86m) x 11' (3.35m)
Radiator, window to rear elevation.

BATHROOM
Luxury bathroom with underfloor heating with panel bath, walk-in double shower cubicle, vanity wash-hand basin, low flush WC, heated towel rail, wall tiling, mirror with built-in lighting and window to front elevation.

LANDING A large split-level landing with study area, built-in storage cupboards, window to first floor.

BEDROOM ONE 29' (8.84m) x 14'7 (4.45m)
A stunning room with feature high vaulted ceiling with window to front elevation, skylight window to side, built-in wardrobes, display areas, dressing area, access to eaves, TV point, air-conditioning and heater and door to

EN SUITE
Comprising walk-in double shower cubicle, vanity wash-hand basin, low flush WC, under-floor heating, heated towel rail, wall tiling and extractor fan.

BEDROOM TWO 13' (3.96m) x 12'6 (3.81m)
With dormer window to rear elevation, access to eaves, air-conditioning and heater unit and door to

EN SUITE
Comprising double shower cubicle, vanity wash-hand basin, low flush WC, under-floor heating, heated towel rail, dormer window to front elevation.

BEDROOM THREE 12'7 (3.84m) x 11'7 (3.53m)
With built-in air-conditioning and heater unit, access to eaves, window to rear elevation.

BEDROOM FOUR 12'7 (3.84m) x 11'7 (3.53m)
With built-in air-conditioning and heater unit, built-in wardrobes, access to eaves, window to rear elevation.

BATHROOM
A modern suite comprising panel bath, vanity wash-hand basin, low flush WC, built-in cupboards, under-floor heating, heated towel rail, dormer window to rear elevation.

OUTSIDE
Set behind contemporary electric sliding gates leading to a large driveway which provides parking for many vehicles and leads to an oversized double garage of 19' (5.79m) x 18'10 (5.74m) with two electric roller doors, power, lighting, window to side elevation, central heating boiler and water cylinder and electric car charging point on side external wall.

Mainly laid to lawn and enclosed by mature shrubs, there is a further lawned garden to the side, perfect for wildlife and to the rear is an exceptionally large lawned garden with an abundance of mature fruit trees. This garden provides a high degree of privacy, has a large patio area, paving, swimming pool if required and is perfect for a large family.

EPC RATING C

COUNCIL TAX BAND: F (PCC)



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