

Kennedys'

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Loveall House
61a, Nork Way
Banstead
SM71HL

Designed with family life in mind, Loveall House offers over three floors of beautifully appointed accommodation, centred around an impressive open-plan kitchen, breakfast and family room. Finished to a high specification throughout, including bespoke kitchens, luxury bathrooms and underfloor heating, this is a home that delivers both style and substance.

£1,250,000



- Contemporary 4 bedroom family home
- Open-plan kitchen, breakfast and family room
- Principal suite with dressing room and en-suite
- High-quality double glazing and energy-efficient construction
- Excellent transport links via mainline stations
- 2448sqft arranged over three floors
- Utility room, boot room and ground floor shower room
- Brick-paved driveway and attractive landscaped frontage
- Located close to shops, parks and schools
- STAMP DUTY CONTRIBUTION - up to £50,000 Ts & Cs apply





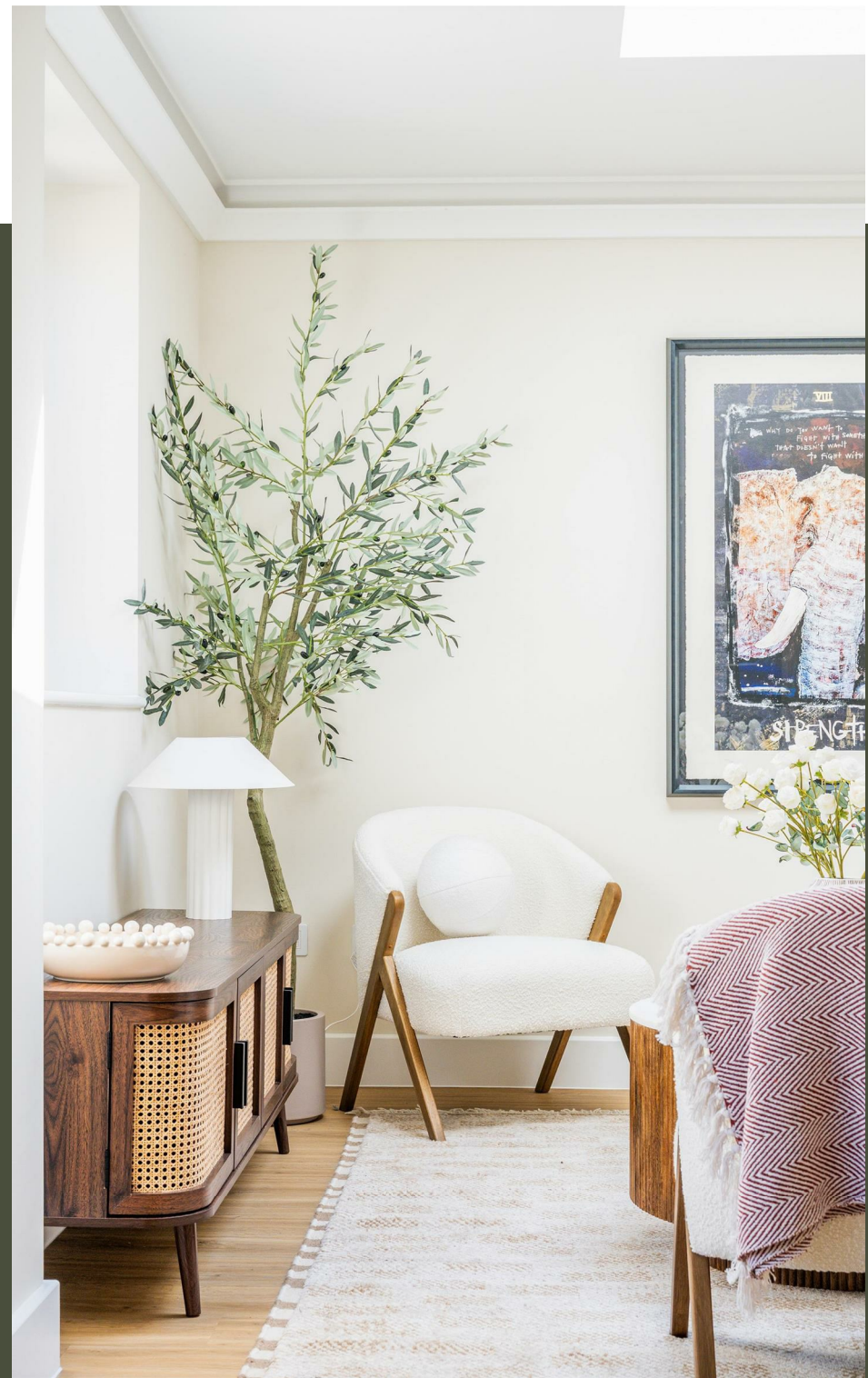
PROPERTY DESCRIPTION

When you think of new homes, one typically thinks of fairly bland design, small plots, and an interior spec that would differentiate itself from virtually every other new home you've ever seen. To be fair, we have had the opportunity of working with a number of developers in recent years who have certainly moved towards breaking the mould and changing that historic misconception, but when invited to see The Lawns with the founder of Trinity and his team, it was very clear that they had taken a very different approach. They couldn't wait to show us their product, and for good reason..

From the brick paved driveway, to the stylish front elevation that combines render, red brick, stone plinths and contrasting windows, there is a sense of what's to come, and the impact of the long hallway doesn't disappoint. Two reception rooms at the front provide the need for either a snug, study or even possibly a fifth bedroom, whilst the utility room, shower room and boot room combine to create a family friendly area, whilst the best is left to last, with classic open plan kitchen/breakfast/family room taking up virtually half of the ground floor footprint, with a thoughtful combination and blend between the floors and the timeless kitchen, worktops and tonal centre which remains consistent throughout the rest of the house.

To the first floor are the primary suite of bedroom, walk in dressing room and shower room, as well as two further bedrooms and the large luxury bathroom, whilst to the second floor is a large bedroom with en-suite shower room.

As one would expect of a build of this quality and execution, the specification at The Lawns is fairly comprehensive but the headliners include bespoke kitchens by Kreider, Quooker taps, high quality bathrooms with Porcelanosa wall and floor tiling, sliding patio doors connecting the inside with outdoor areas, underfloor heating to ground floor, downlighting, quality flooring and carpets, brick paved driveway, quality double glazing, and all beautifully decorated and presented.







LOCAL AREA AND AMENITIES

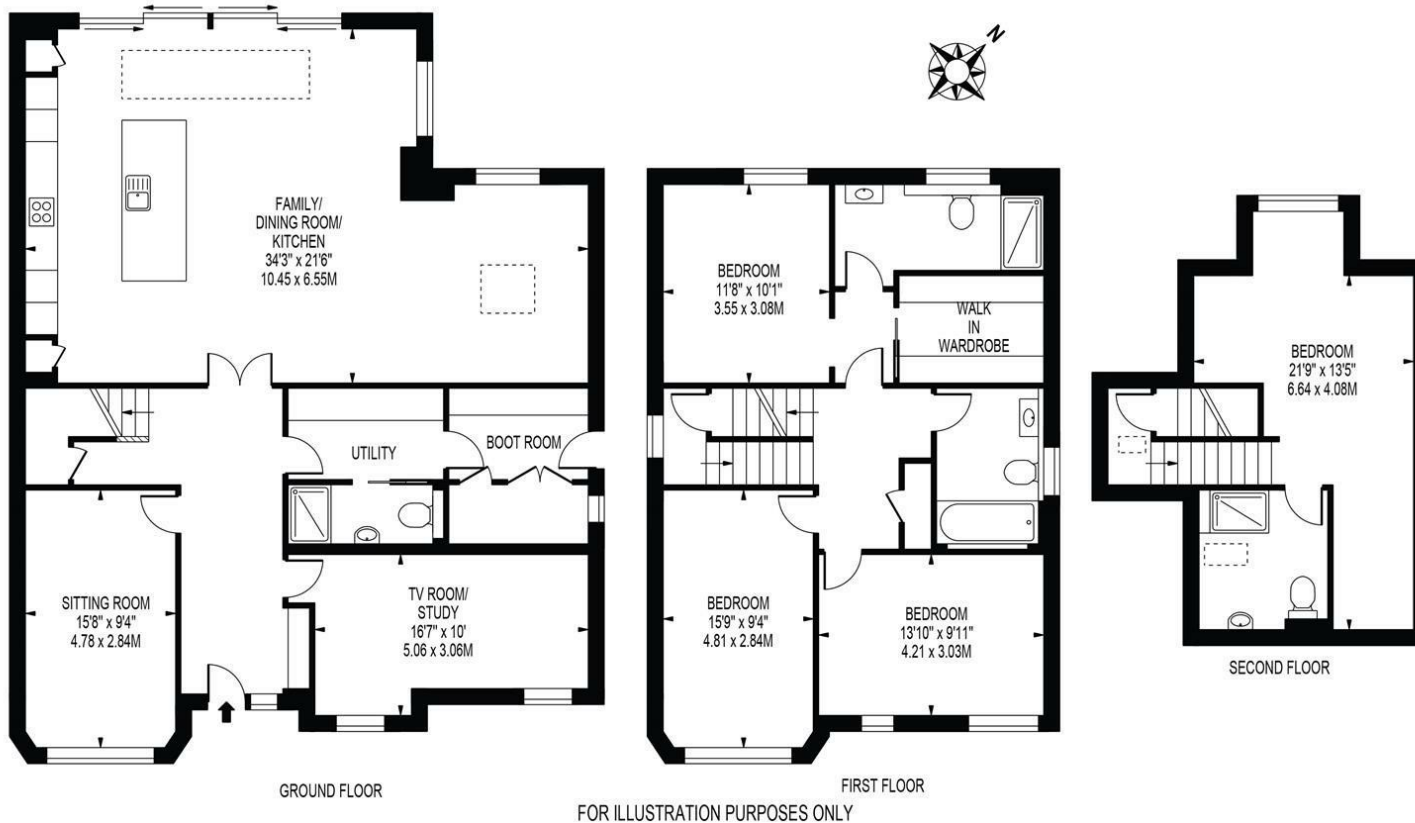
Nork Way is a premium residential road, located only yards away from a local parade of shops that includes a Mediterranean restaurant, Coughlans the Bakers, Fish and Chip restaurant and a local Co-Op. The villages of Banstead and Nork both offer a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. A beautiful park is just around the corner, and the local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Epsom Downs and Sutton giving easy access to London and access onto the M25 is via junction 8.

For more information, or to book a viewing, please don't hesitate to contact the sales team on 01737 817 718.



LOVEALL HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2448 SQ FT - 227.43 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		86	90
EU Directive 2002/91/EC			

FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

61a, Nork Way

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: B

COUNCIL: Reigate and Banstead

TAX BAND: G

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