



- Superb 5 bedroom detached home.
- Located on the sought after Homestead Estate.
- Large lounge with log burning stove.
- Superb dining kitchen.
- Dining room and second sitting room.
- Downstairs bedroom with ensuite.
- Master bedroom with ensuite.
- Double garage and driveway.
- Established large private gardens.
- Chain Free.

Sweeping into a smartly paved forecourt with a double garage, Well Croft is a substantial, five-bedroom detached home with an impressive façade.

Inside, the broad hallway welcomes you in. To the left is the fabulous lounge, the rear windows are looking out onto the south facing garden, through which the sunshine streams. bifold doors open onto the dining kitchen, which has patio doors opening onto the garden-the ideal space for guests to mingle at a summer soiree. There is also a log burning stove- perfect for chilly Winter evenings!

Returning to the central hallway straight ahead is the dining room, large enough to seat all your guests for a fabulous Sunday or Christmas dinner- this house is just right for a family who enjoys entertaining.

The dining kitchen ticks all the boxes, there is simply oodles of cupboard and worktop space, and a stunning Rangemaster cooker. The area is bathed with light due to the overhead and side windows- it is the perfect spot to sit and enjoy the garden.

A second large sitting room would originally have been the main reception room, before the transformation of this home. It is great to have an extra reception room, for kids or teenagers to have their own space. However this property could also appeal to a family with older relatives living with them as it has a downstairs bedroom with an ensuite, It would be really easy to create a "granny annexe", subject to the necessary permissions of course.

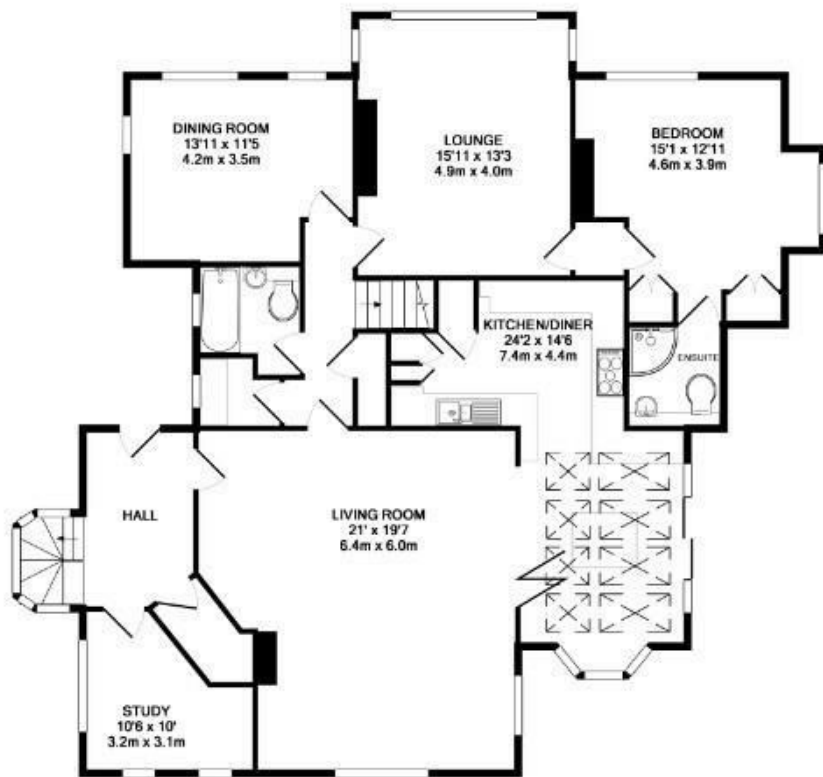
Completing the accommodation on the ground floor there is an office and not just a cloakroom but a bathroom- this property provides so much space!

Upstairs there are four bedrooms, the master with ensuite, and a house bathroom. Three of the bedrooms are really good doubles and off the master is a huge eaves storage space, storage seriously isn't lacking in this property!

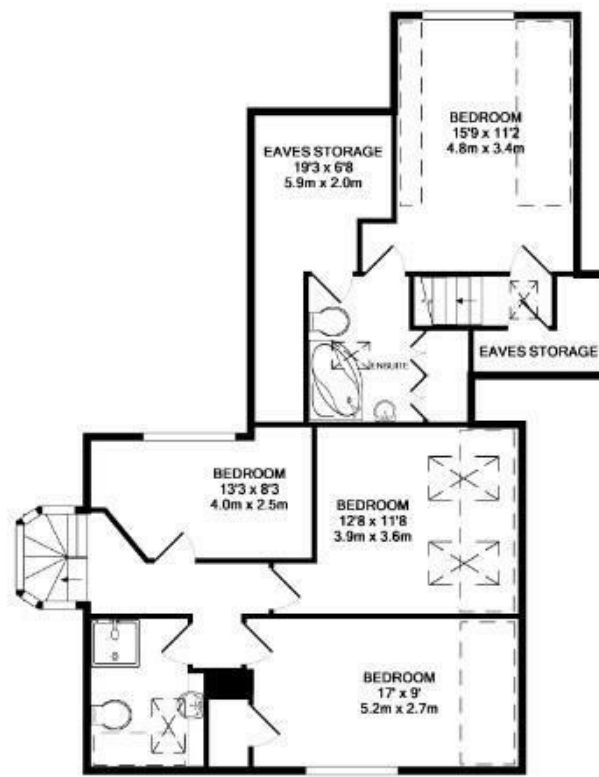
Outside, to the rear of the property, there is an enclosed private garden, which is both pet and child-friendly. It is an interesting garden, with different areas, established plants, a veg plot, greenhouse, patios and plenty of lush green lawns for children to burn off a bit of extra energy!

This is a fabulous family home, spacious, comfortable and in immaculate condition, it merits a visit to appreciate the location and accommodation.





GROUND FLOOR
APPROX. FLOOR
AREA 1562 SQ.FT.
(145.1 SQ.M.)

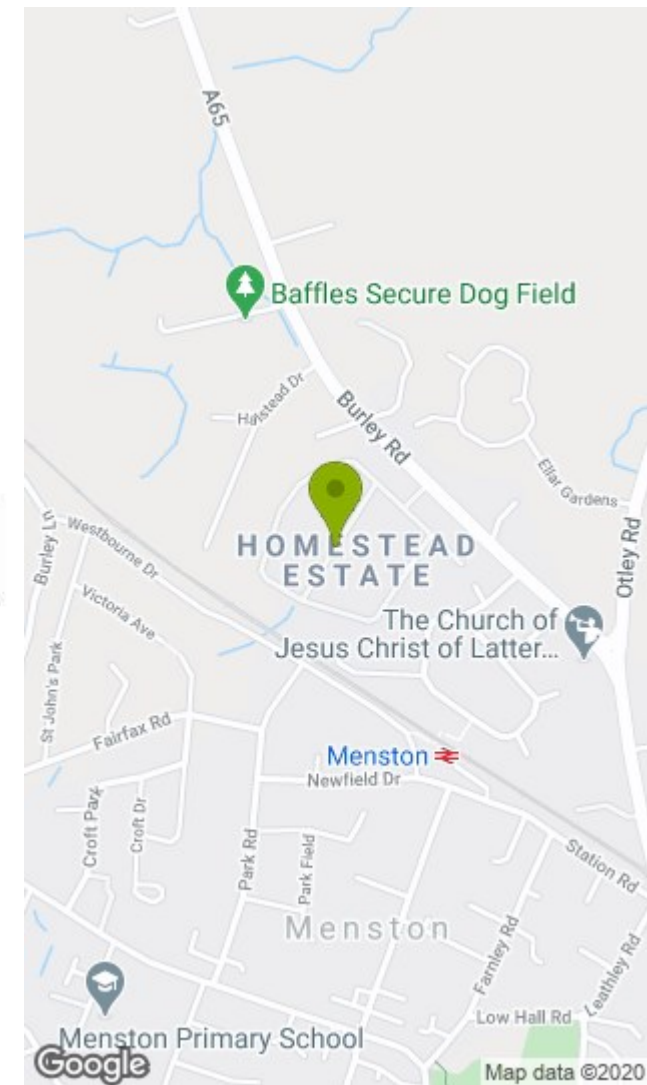


1ST FLOOR
APPROX. FLOOR
AREA 1008 SQ.FT.
(93.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2570 SQ.FT. (238.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, costs and floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

