

A STUNNING, three, double bedroom, detached, family home located in a tucked away close within the peaceful village of Gravenhurst. The property being less than 4 years old is presented in excellent order throughout and finished to a high specification. The property boasts a spacious 21ft kitchen/ dining room, large lounge, study, three double bedrooms and two bathrooms. Outside there is ample parking, a garage and a good sized rear garden.

Entrance Hall

Entrance door, stairs leading to first floor, spotlights.

Snug/Study

10'6" x 8'7"

Window to front with fitted shutters, inset spotlights.

Cloakroom

White suite comprising of low level w.c, wall mounted basin, inset spotlights.

Living Room

16'11" x 11'2"

French doors to garden, inset spotlights.

Kitchen/Dining Room

21'1" x 11'10"

A well fitted kitchen with a range of base and eye level units with Quartz top work surfaces and matching upstands, inset stainless steel sink unit with mixer tap, integrated appliances including eye level oven, microwave oven, fridge/freezer, dish washer, washing machine/drier and induction hob, window to front with fitted shutters, inset spotlights, large storage cupboard, bi folding doors to garden.

Landing

Window to rear, access to loft space, airing cupboard housing hot water tank, radiator.



Bedroom One

21'1" x 9'8"

A spacious, dual aspect room with windows to front and rear with fitted shutters, two radiators, two large fitted wardrobes with sliding mirror doors. Could easily be split in to two bedrooms.

Bedroom Two

11'10" x 10'5"

Window to front with fitted shutters, radiator, door to:-

En-suite

White suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, wash hand basin in vanity unit, tiled floor, heated towel rail, window to front.

Bedroom Three

11'2" x 10'2"

Window to rear with fitted shutters, radiator.

Bathroom

White suite comprising of panel enclosed bath with mixer tap, wall mounted shower with glass screen, low level w.c, wash hand basin in vanity unit, tiled floor, tiled walls, inset spotlights, window to side.

Front Garden

Block paved driveway leading to garage and providing off road parking, gated access to rear garden, path leading to front door, rest laid to lawn.

Garage

23'4" x 10'6"

Up and over door, power and light, eave storage space.

Rear Garden

A fully enclosed, landscaped rear garden with paved patio area, steps up to lawn with flower bed borders, additional patio area to rear of garden.

Office/Studio

11'9" x 7'6"

Useful outbuilding with power and light, wall mounted heater, windows to side and front.

Agents Notes

Freehold.

Council tax band F.

Annual service charge £TBC.

