



Stanbridge Road
Tilsworth, LU7
Price £950,000



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QQUARTERS
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EST. 2011

Stanbridge Road, Tilsworth, LU7 9PT

*** VIDEO VIEWING ***

Quarters are delighted to offer for sale this expansive four double bedroom family home which boasts a blend of character features and modern decor. Situated in the highly sought after village of Tilsworth, this former barn was originally converted in 1986 and is presented to the market in superb order with accommodation comprising: Entrance hall, living room/dining area, lounge, study, breakfast room, kitchen/breakfast room, garden room, boot room, utility room, cloakroom/WC, master suite complete with en-suite and dressing room, second bedroom with en-suite and two further double bedrooms and a family bathroom. Furthermore, there is a large detached barn accessed by automatic roller door with mezzanine floor providing additional space. Additional benefits include double glazing (where stated), gas central heating, landscaped walled garden and driveway parking. Viewing is highly recommended to appreciate this exceptional property.

Entrance Hall:

Enter via timber front door. Tiled floor. Double panel radiator. Doors to cloakroom/WC, kitchen/breakfast room and living room/dining area.

Cloakroom/WC:

Double glazed window to front aspect. Tiled floor. Chrome heated towel rail. Refitted suite comprising: Low level WC and wall mounted vanity wash hand basin. Tiling to all walls.

Kitchen/Breakfast Room:

19'6" x 13'4"
Double glazed window to rear aspect. Tiled floor. Vertical radiator. Fitted kitchen comprising: One and a half bowl ceramic sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Integrated double oven and hob with hood over. Space for dishwasher. Tiling to water sensitive areas. Breakfast bar. Recessed lighting. Doors to breakfast room and boot room. Opening to garden room.

Garden Room:

10'2" x 15'5"
Bi-folding doors to patio area. Multiple double glazed windows and glass lantern windows. Wood flooring. Double panel radiator. Recessed lighting.

Boot Room:

Double glazed window to front aspect. Tiled floor. Floor to ceiling units. Space for American style fridge freezer. Door to:

Utility Room:

Double glazed doors to side and rear. Double glazed window to side. Tiled floor. Double panel radiator. Fitted utility comprising: Butler sink with work surface over. Further work space and utility units. Space for washing machine, tumble dryer and fridge.

Breakfast Room:

12'2" x 8'4"
Double glazed door to rear. Double glazed window to garden room. Wood effect flooring. Single panel radiator. Television point. Door to:

Living Room/Dining Area:

24'8" (Max) x 22'7" (Max)
L-Shaped. Double glazed windows to dual aspects. Double glazed door to garden. Solid oak flooring. Feature fireplace. Two double panel radiators. Television point. Door to lounge and study. Split staircase to first floor.

Lounge:

16'3" x 13'6"
Double glazed window to front aspect. Wood effect flooring. Double panel radiator. Television point.

Study:

16'3" x 8'2"
Double glazed window to side aspect. Single panel radiator. Built in storage cupboard.

First Floor Landing:

Velux window. Double panel radiator. Built in storage cupboard. Decorative beam. Television point. Doors to bedrooms and family bathroom. Stairs to loft space.

Master Suite:

Bedroom:

19'4" x 16'4"
Two Velux windows. Double glazed window to rear aspect. Double glazed doors to Juliet balcony. Solid oak flooring. Two double panel radiators. Fitted wardrobes. Doors to en-suite and dressing room.

En-Suite:

Double glazed window to rear aspect. Karndean flooring. Two heated towel rails. Underfloor heating Refitted suite comprising: Low level WC, bidet, twin vanity wash hand basins and panel bath with shower over. Tiling to all walls. Recessed lighting. Coving to ceiling.

Dressing Room:

Single panel radiator. Fixed clothing rails.

Bedroom Two:

13'7" x 10'0"
Double glazed window to rear aspect. Velux window. Wood effect flooring. Recessed lighting. Fitted wardrobes. Door to:

En-Suite:

Double glazed window to side aspect. Velux window. Wood effect flooring. Airing cupboard. Chrome heated towel rail. Refitted suite comprising: Low level WC, vanity wash hand basin, roll top bath and shower cubicle. Recessed lighting. Tiling to water sensitive areas.

Bedroom Three:

13'2" x 10'0"
Double glazed window to side aspect. Velux window. Double panel radiator.

Bedroom Four:

11'7" x 10'0"
Velux window. Single panel radiator. Fitted wardrobes.

Family Bathroom:

Velux window. Wood effect flooring. Double panel radiator. Chrome heated towel rail. Refitted suite comprising: Low level WC, bidet, twin vanity wash hand basins, corner bath and shower cubicle. Tiling to water sensitive areas.

Outside:

Front:

Block paved driveway parking set back away from the road. Gated access to rear. Access to barn.

Rear Garden:

Landscaped walled garden with paved patio area and remainder laid mainly to lawn with mature shrub borders. Timber shed.

Barn:

Access via automatic roller door. Currently used for storage/workshop, suitable for a range of uses. Power and lighting. Mezzanine floor above workshop area providing further storage space.

Floor Plan



Total Area: 3174 sq ft ... 294.9 m² (excluding loft, barn, workshop)

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, angles & complete bearings before making any decisions reliant upon them.
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Map



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