



## 24 Drumburn Close

Packmoor, ST6 6XG

**Offers in excess of £350,000**



An exceptional opportunity to acquire this superbly presented executive detached family residence, occupying an impressive and extremely generous plot in a highly desirable location. Finished to an outstanding standard throughout, this beautiful home offers spacious, versatile accommodation perfectly suited to modern family living.

The property immediately impresses with its attractive frontage, featuring a well-maintained lawned garden framed by mature conifer borders, together with a substantial tarmac driveway providing ample off-road parking for up to three vehicles.

Step inside via the welcoming entrance porch and discover a stylish and elegant interior. The spacious main sitting room is flooded with natural light from the striking box bay window and enjoys a feature stone-effect fireplace and contemporary wall lighting, creating the perfect space to relax and entertain. Undoubtedly the heart of the home is the stunning open-plan kitchen and dining area. Beautifully designed with both practicality and style in mind, this impressive space boasts fully integrated appliances, a breakfast bar, Karndean flooring, and patio doors opening seamlessly onto the rear garden — ideal for indoor and outdoor entertaining alike. The ground floor further benefits from a separate utility room, pantry, and cloakroom/WC. To the first floor, the property continues to impress with four generous double bedrooms, offering excellent space for growing families. The luxurious principal bedroom enjoys its own elegant en-suite bathroom, while the remaining bedrooms are served by a beautifully appointed contemporary three-piece family bathroom.

Externally, the rear and side gardens are a true standout feature of this home. Expertly landscaped and meticulously maintained, the substantial outdoor space includes an Indian stone patio, expansive lawn, two useful storage sheds, and an abundance of mature trees, plants, flowers, and shrubs creating a peaceful and private setting.

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## Entrance Porch

UPVC double glazed sliding patio doors to the front elevation.

## Entrance Hallway

UPVC double glazed entrance door to the front elevation. Coving to the ceiling. Stairs to the first floor. Radiator.

## Living Room

13'1" x 13'10" (3.99m x 4.22m)  
UPVC double glazed box bay window to the front elevation. Feature ceiling rose. Coving to the ceiling. Feature wall lights. Gas fire with a marble surround. Double radiator. TV point.

## Dining Room

9'1" x 9'8" (2.77m x 2.95m)  
UPVC double glazed sliding patio door to the rear elevation leading to the rear garden. Panel radiator. Karndeian flooring.

## Kitchen

9'5" x 9'7" (2.87m x 2.92m)  
UPVC double glazed window to the rear elevation. Contemporary fitted shaker style kitchen incorporating a range of wall, base and drawer units and a built in breakfast bar. Thin profile laminate work surfaces. Composite sink with a Franke boiling water tap and a drainer. Built in electric oven, microwave and warming drawer. Built in four ring induction hob. Built in remote control extractor hood. Space for a fridge freezer. Integrated dishwasher. Two built in wine racks. Pantry with power. Plinth heater controlled by the central heating system. Recessed ceiling down lighters. Karndeian flooring.

## Utility Room

6'4" x 5'7" (1.93m x 1.70m)  
UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the side elevation. Shaker style fitted wall and base units with laminate work surfaces. Space and plumbing for a washing machine. Space for a tumble dryer. Coving to the ceiling. Radiator. Karndeian flooring.

## Cloakroom / W.C

UPVC double glazed window to the side elevation. Vanity basin unit with storage under. Mid level w.c. Extractor fan. Radiator. Coving to the ceiling. Karndeian flooring.

## Stairs and Landing

Access to the double insulated, fully boarded loft space which has a ladder and a light. Airing cupboard. Coving to the ceiling.

## Bedroom One

13' x 10' (3.96m x 3.05m)  
UPVC double glazed window to the front elevation. Remote controlled ceiling fan light. Coving to the ceiling. Fitted wardrobes with a mirror finish. Radiator.

## En Suite

7'5" x 4'3" (2.26m x 1.30m)  
UPVC double glazed window to the side elevation. Shower enclosure with a power shower. Countertop sink with storage unit under. Recessed W.C. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. LVT flooring.

## Bedroom Two

9'4" x 9'3" (2.84m x 2.82m)  
UPVC double glazed window to the

rear elevation.

Remote controlled ceiling fan light. Feature wall lights. Fitted wardrobes with a mirror finish. Radiator.

## Bedroom Three

8'6" x 7'2" (2.60m x 2.20m)  
UPVC double glazed window to the front elevation. Fitted wardrobes with a mirror finish. Radiator.

## Bedroom Four

7'6" x 8'2" (2.3 x 2.5)  
UPVC double glazed window to the rear elevation. Fitted wardrobes with a mirror finish. Radiator.

## Bathroom

6'4" x 6'5" (1.93m x 1.96m)  
UPVC double glazed window to the rear elevation. Luxurious three piece fitted bathroom suite comprising of; a p-shaped bath, a countertop wash hand basin with a storage unit under and a mid level w.c. Extractor fan. Chrome heated towel rail. LED mirror. Vinyl flooring.

## Garage

8'2" x 16'5" (2.49m x 5.00m)  
Up and over garage door to the front elevation. Power and lighting.

## Externally

Externally, this impressive detached residence occupies a substantial and beautifully maintained plot, offering exceptional kerb appeal and generous outdoor space ideal for family living. To the front, the property is set behind a well-kept lawned garden with mature conifer borders, alongside a spacious tarmac driveway providing off-road parking for up to three vehicles.

To the rear and side, the property boasts a stunning landscaped garden which has been thoughtfully designed and meticulously maintained. Featuring an Indian stone patio seating area, expansive lawn, two useful storage sheds, and an array of mature trees, flowering plants, shrubs, and well-stocked borders, the garden provides a wonderful space for relaxing, entertaining, and enjoying outdoor living. An outside tap adds further practicality, making this an ideal space for those with a passion for gardening.

## Additional Information

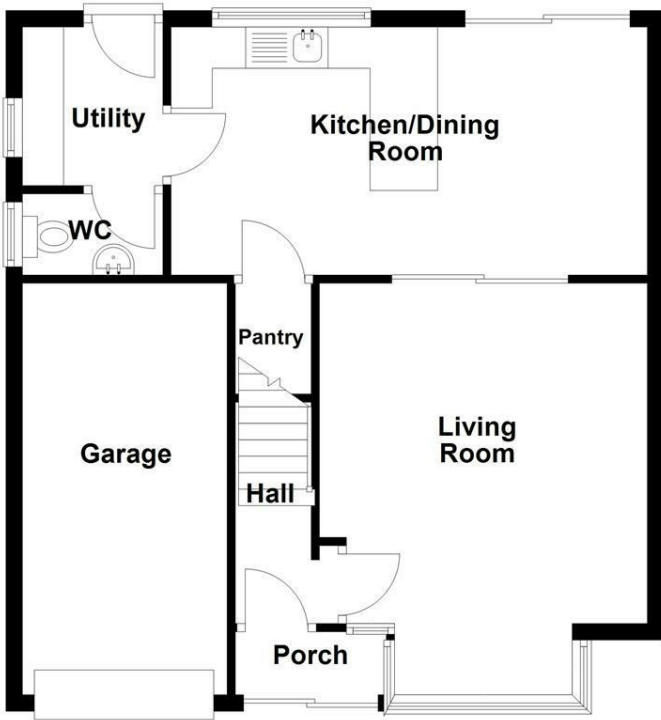
Total Floor Area: 1022 Square Foot / 95 Square Meters. Freehold. Council Tax Band C.

## Disclaimer

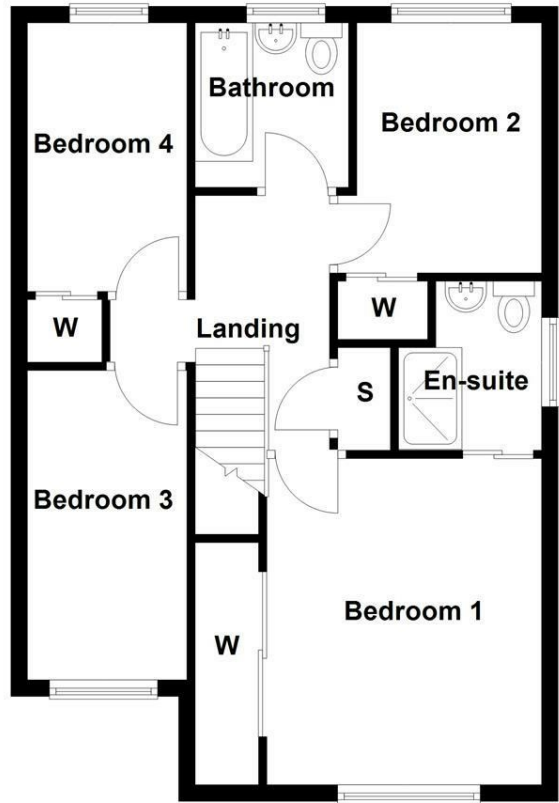
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Tel: 01782 470391

Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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