



## 8 Drumburn Close

Packmoor, ST6 6XG



**Offers in excess of £335,000**

Carter's are pleased to present this exceptional executive family residence, occupying a commanding and highly private position within one of the area's most desirable residential locations.

This distinguished home offers an unrivalled opportunity for discerning families seeking both space and refined living in a tranquil, countryside setting.

Upon arrival, you are welcomed into a recently installed sunroom, which provides captivating views over the surrounding countryside and the meticulously maintained front gardens. The sunroom leads seamlessly into an elegant entrance hallway, granting access to a formal lounge, complete with a bay window and a striking brick-built gas fireplace. The ground floor further comprises a sophisticated dining room, a rear conservatory, and a generous kitchen/dining area, complemented by a discreetly positioned guest W.C. The first floor accommodates four spacious bedrooms, including a master suite with a luxury en suite, and a family bathroom with a three-piece suite. The property's elevated position affords sweeping views over the surrounding countryside, enhancing its sense of tranquillity and prestige.

Externally, the property exudes significant kerb appeal, with a substantial frontage featuring a long tarmac driveway capable of accommodating six or more vehicles, leading to an impressive 32 ft garage. The frontage is further enhanced by mature lawns, seasonal plantings, and a selection of bespoke lighting features, including up-and-down illumination, PIR sensor lighting, and an elegant feature lantern, creating a refined and welcoming approach. The rear garden is a private sanctuary, arranged over two levels and enjoying a sunny aspect. A paved patio provides an ideal setting for alfresco entertaining, complemented by a conveniently positioned external tap.

This property represents a rare opportunity to acquire a luxurious and spacious family home in an esteemed setting — viewing is strongly advised.

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## Sun Room

8'112" x 8'6" (2.44m x 2.59m)

Composite double glazed entrance doors to the front elevation. Composite double glazed sliding entrance door to the side elevation. Composite full length double glazed windows to the side elevation. Recessed ceiling down lighters. Two radiators. Porcelain tiled flooring.

## Entrance Hallway

Hardwood stained glass entrance door to the front elevation.

Recessed ceiling down lighters. Double doors leading to the living room. Radiator. Access to the stairs.

## Living Room

17'8" x 11'10" (5.38m x 3.61m)

UPVC double glazed bay window to the front elevation.

Coving to the ceiling. Two feature ceiling rose's. Dado rail. Radiator. Gas fire with a brick surround and a wooden mantle. Double doors to the rear elevation leading to the dining room.

## Dining Room

10'3" x 10'4" (3.12m x 3.15m)

Aluminium sliding doors to the rear elevation leading to the conservatory.

Coving to ceiling. Feature ceiling rose. Radiator.

## Conservatory

11' x 6' (3.35m x 1.83m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed windows to the rear and side elevations.

Radiator. Feature lantern wall lights. Tiled flooring.

## Kitchen / Dining Room

9'9" x 16'11" (2.97m x 5.16m)

UPVC double glazed window to the front elevation. Internal door leading to the garage.

Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Resin two and a half sink with a mixer tap and a drainer. Gas double oven with a four ring gas hob and a built in extractor. Space for a fridge. Integrated washing machine. Recessed ceiling down lighters. Partially tiled walls. Tiled flooring.

## W.C

UPVC double glazed window to the front elevation.

Wall mounted wash hand basin with a tiled splash back. Low level w.c. Coving to ceiling. Recessed ceiling down lighters. Radiator.

## Stairs and Landing

Access to the loft which has a ladder. Built in storage cupboard.

## Bedroom One

11'10" x 10'8" (3.61m x 3.25m)

UPVC double glazed window to the rear elevation.

Coving to ceiling. Built in wardrobes. Radiator.

## En suite

UPVC double glazed window to the side elevation.

Corner shower enclosure with an electric shower. Low level w.c. Wall mounted wash hand basin with a tiled splash back. Partially tiled walls. Extractor fan. Chrome heated towel rail. Vinyl flooring.

## Bedroom Two

11'5" x 11'8" (3.48m x 3.56m)

UPVC double glazed window to the front elevation.

Built in wardrobes. Coving to ceiling. Radiator.

## Bedroom Three

10'5" x 7'7" (3.18m x 2.31m)

UPVC double glazed window to the rear elevation.

Built in wardrobe. Coving to ceiling. Radiator.

## Bedroom Four

9' x 8'9" (2.74m x 2.67m)

UPVC double glazed window to the front elevation.

Coving to ceiling. Radiator.

## Family Bathroom

UPVC double glazed window to the side elevation.

Three piece suite comprising of; panel bath with an electric shower over, vanity basin unit with storage under and a mid level w.c. Partially tiled walls. Radiator.

## Garage

32'5" x 8'3" (9.88m x 2.51m)

Electric up and over garage door. UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the rear elevation.

Power and lighting.

## Externally

The property occupies an elevated position, enjoying far-reaching views over the surrounding countryside. To the front, there is a generous frontage with excellent kerb appeal, featuring a long tarmac driveway providing parking for six or more vehicles and leading to a substantial 32 ft garage. The

frontage is complemented by a well-maintained lawn and a variety of seasonal plants and shrubs.

Externally, the property benefits from attractive up-and-down lighting, PIR sensor lighting, and a striking feature lantern light, creating a welcoming approach.

To the rear, a lawned garden enjoys a sunny aspect and a high degree of privacy. There is also a second tier to the garden screened by mature conifer hedging, currently used for storage. This space offers excellent potential as an allotment, a private all-day sun garden, or a sun terrace. Additional features include a paved patio area, ideal for outdoor dining, and a convenient outside tap.

## Additional Information

Freehold. Council Tax Band C.

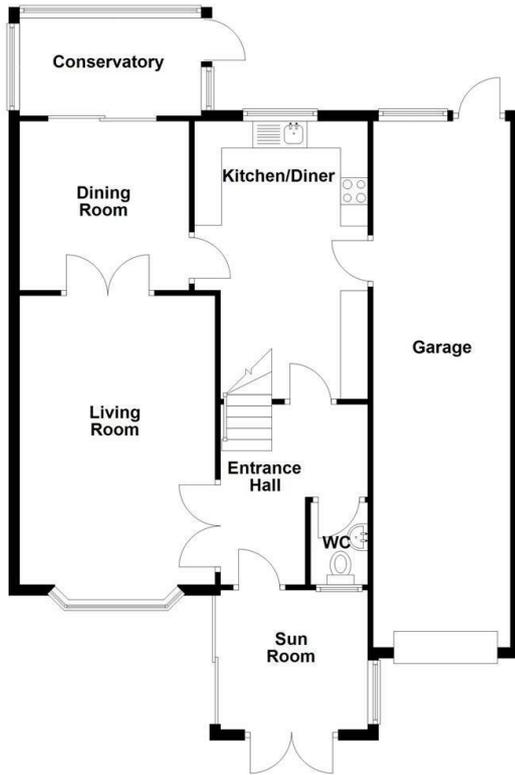
Total Floor Area: TBC

## Disclaimer

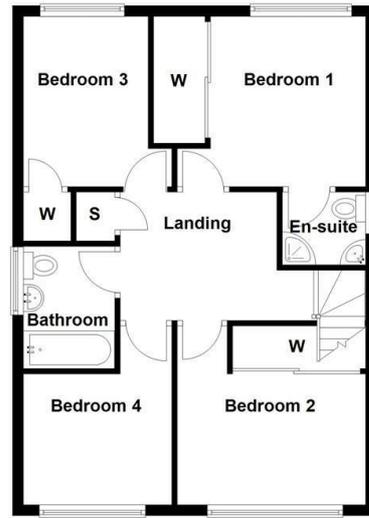
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Ground Floor



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.