



**26 Mere Dyke Road, Luddington
DN17 4RD
Offers Over £440,000**

FOUR BEDROOM FAMILY HOME WITH TWO BEDROOM ANNEX!

Presenting this immaculate, detached home, currently listed for sale and boasting a range of exceptional features! This rare opportunity is an ideal acquisition for growing families looking for ample indoor and outdoor space in a peaceful setting.

This superb property is set on a great sized plot with plenty of space. Internally, the property boasts three spacious reception rooms, four double bedrooms upstairs with the master bedroom accompanying an en-suite, with the annex offering a further two double bedrooms and spacious living room. Externally, the property comes with ample off road parking to the front of the property behind private, electric gates, and the rear garden benefits from an extremely generously sized, well maintained lawned garden with patio area, ideal for entertaining, as well as an undercover hot tub area and a summerhouse with its own pool table and bar!

Found in the village of Luddington, this home benefits from stunning countryside views. Viewings are now available and come highly recommend to appreciate what this home has to offer!



Hallway

Entrance to the property is via the front door and into the hallway. Ceramic tiled flooring with coving to the ceiling, central heating radiator and internal doors lead to the W/C, living room and kitchen/diner. Carpeted stairs lead to the first floor accommodation.

W/C 6'6" x 2'11" (2.0 x 0.91)

Ceramic tiled flooring with heated towel rail and uPVC window faces to the side of the property. A two piece suite consisting of toilet and sink.

Living Room 13'1" x 15'1" (3.99 x 4.6)

Carpeted with coving to the ceiling, central heating radiator, original open fireplace set on marble and wood effect surround and uPVC bay window faces to the front of the property.

Kitchen 18'9" x 8'11" (5.74 x 2.73)

Open plan with the dining room. Ceramic tiled floor flooring with central heating radiator and uPVC window and door lead to the rear garden. A variety of base height and wall mounted units with countertops, tiled splashbacks, integrated dishwasher, washing machine, space for dryer, integrated stainless steel sink and drainer and space for Range cooker and American style fridge/freezer.

Dining Room 11'3" x 15'8" (3.44 x 4.8)

Wooden flooring with central heating radiator, built in storage, and electric fireplace. Opening leads to the sitting room.

Sun Room 9'7" x 14'9" (2.93 x 4.51)

Wooden flooring with central heating radiator. Velux window and uPVC French doors lead to the rear garden.

Annex Hallway 14'0" x 4'4" (4.29 x 1.33)

Ceramic tiled flooring with central heating radiator, spotlights, built in storage with external side door and uPVC window faces to the front.

Annex Living Room 22'8" x 11'5" (6.92 x 3.48)

Wooden flooring with two central heating radiators, spotlights, electric fireplace set on marble effect surround and uPVC French doors lead to the rear garden.

Annex Kitchen 11'5" x 8'7" (3.5 x 2.63)

Ceramic tiled flooring with spotlights and Velux sun tunnel. Base height and wall mounted units with countertops, tiled splashbacks, integrated oven, integrated fridge, washer & dryer, grill, electric hob, overhead extractor fan and integrated sink and drainer.

Annex Bedroom One 10'7" x 12'4" (3.25 x 3.76)

Carpeted with central heating radiator, built in storage and uPVC bay window faces to the front of the property.

Annex Bedroom Two/Study 13'10" x 8'7" (4.22 x 2.63)

Wooden flooring with central heating radiator, built in storage and uPVC window faces to the rear of the property.

Annex Bathroom 6'10" x 11'6" (2.1 x 3.51)

Ceramic tiled flooring with spotlights, heated towel rail and uPVC window faces to the side of the property. A four piece suite consisting of bathtub, corner shower cubicle, toilet and sink with vanity unit.

Landing 9'4" x 17'5" (2.85 x 5.33)

A spacious landing area with carpet, central heating radiator, uPVC window faces to the side of the property and internal doors lead to all four bedrooms and bathroom.

Bedroom One 12'10" x 12'1" (3.93 x 3.7)

Carpeted with central heating radiator, built in wardrobes and uPVC bay window faces to the front of the property. Internal door leads to the en-suite.

En-Suite 4'11" x 4'7" (1.5 x 1.42)

Ceramic tiled flooring with part tiled walls, heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of corner shower, sink and toilet.

Bedroom Two 11'4" x 15'0" (3.46 x 4.58)

Carpeted with central heating radiator, built in storage and uPVC window faces to the rear of the property.

Bedroom Three 9'6" x 9'0" (2.92 x 2.76)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bedroom Four 6'9" x 9'4" (2.06 x 2.85)

Carpeted with central heating radiator and uPVC window faces to the front of the property.

Shower Room 7'5" x 5'10" (2.28 x 1.78)

Non-slip tiled flooring with heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of double shower cubicle with built in storage, toilet and sink with vanity unit.

External

Set on a large plot, the property hosts great privacy set behind electric gates. To the front of the property is a block paved driveway with ample space for off road parking, with a lawned garden with established shrubs. The rear garden is extremely generous in size and comes with an immaculate lawned garden with patio seating area, ideal for entertaining, two storage sheds, an undercover hot tub area and a summerhouse boasting a pool table and its very own bar, as well as stunning countryside views. External power sockets to front & rear.

Disclaimer

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