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## 55 Bryning Lane, Wrea Green

- Impressive Modern Detached Family House
- Lounge & Dining Room
- Modern Fitted Open Plan Living/Dining Kitchen
- Large Utility Room & Contemporary Cloaks/WC
- Three Double Bedrooms
- Fitted Home Office/Bedroom Four
- Modern En Suite Shower/WC & Bathroom/WC
- Stunning Landscaped Rear Garden, Garage & Driveway
- Close to the Village Centre, Viewing Essential
- Freehold, Council Tax Band G & EPC Rating C

**£685,000**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)



## 55 Bryning Lane, Wrea Green

### GROUND FLOOR

#### ENTRANCE HALLWAY

21' x 8'2



Spacious central hallway approached through an outer door with inset double glazed panels. Feature travertine marble tiled flooring. Staircase leads off to the first floor with a contemporary balustrade. Corniced ceiling. Single panel radiator. Wall mounted central heating programmer control.

#### CLOAKS/WC

6'5 x 4'2



Modern two piece 'Il Bagno Alessi by Laufen' white suite comprises a pedestal wash hand basin and low level WC. Mosaic tiled displays. Corniced ceiling with three inset spot lights. Ceiling extractor fan. Wall mounted chrome radiator. Matching travertine marble tiled floor.

### LOUNGE

25' into bay x 12'6



Beautifully presented through reception room. UPVC double glazed bay window overlooks the front elevation with two side opening lights and fitted plantation shutters. UPVC double glazed Bi-Folding doors overlook and give direct access to the rear private gardens. Focal point of the room is a fireplace with display surround supporting a cast iron wood burning stove. Ornate corniced ceiling. Number of inset ceiling spot lights. Double and single panel radiators. Television aerial point. Glazed double opening doors give additional access to the adjoining Dining Room.



## DINING ROOM

15' x 9'9



Tastefully appointed second reception room approached from both the Hallway and Lounge. UPVC double glazed window overlooks the rear gardens with side opening light and fitted plantation shutters. Additional double glazed opening window to the side aspect provides further excellent natural light. Double panel radiator. Travertine marble tiled floor. Leading to the open plan Living/Dining Kitchen

## OPEN PLAN LIVING/DINING KITCHEN

### DINING KITCHEN

22'9 x 11'3



Superb well fitted family Dining Kitchen area. UPVC double glazed windows with opening lights overlook the side courtyard garden area. Excellent range of modern fitted eye and low level cupboards and drawers. Inset one and a half bowl single drainer sink unit set in working surfaces with matching splash back and concealed down lighting. Matching peninsular breakfast bar. Low level kick space lighting and matching travertine marble tiled floor. The good quality built in appliances comprise: Zanussi four ring induction hob. Bosch illuminated stainless steel extractor canopy above. Bosch double electric oven and grill. Bosch microwave oven. Indesit integrated dishwasher with matching cupboard front. Slimline wine fridge. American style freestanding fridge/freezer with water dispenser. Double panel radiator. Number of inset ceiling spot lights. Wall mounted contemporary radiator. Being open plan to the adjoining Living area.



## LIVING AREA

12'6 x 10'7



Delightful third reception area with UPVC Bi-Folding patio doors overlooking and giving direct access to the rear gardens. Matching travertine marble tiled floor with electric underfloor heating. Double panel radiator. Television aerial point and socket for a wall mounted TV.

## UTILITY ROOM

7'2 x 6'6

Very useful separate Utility area. Range of fixture eye and low level cupboards and granite working surfaces. Plumbing for a washing machine and spaces for a tumble dryer and additional fridge if required. Matching travertine marble tiled floor with electric underfloor heating. Corniced ceiling with extractor fan. Access to loft. UPVC double glazed outer door leads to the side courtyard with useful drying area. Square arch leads to a second Utility area.

## SECOND UTILITY AREA

11'2 x 7'7

Originally part of the double garage and now providing an excellent extension to the Utility with a UPVC double glazed opening window to the side elevation. Stainless steel single drainer sink unit with centre mixer tap. Set in working surfaces with eye and low level cupboards. Wall mounted Vaillant gas central heating boiler. Polyflor tiled floor. Inset ceiling spot lights. Door leads to the attached GARAGE.

# 55 Bryning Lane, Wrea Green



## FIRST FLOOR LANDING

119 x 10'2



Approached from the previously described central staircase with matching contemporary balustrade. Single panel radiator. Corniced ceiling with three inset spot lights. Access to the boarded loft space with light via a pull down ladder, providing excellent storage space. Modern panel doors leading off.

## BEDROOM SUITE ONE

174 x 10'11



Spacious principal double bedroom. UPVC double glazed window overlooks the rear aspect with two side opening lights and fitted plantation shutters. Contemporary wall mounted radiator. Bank of fitted wardrobes to one wall. Five inset ceiling spot lights. Solid wood flooring. Door leading to the En Suite.

## EN SUITE SHOWER/WC

10'2 into shower x 7'2



UPVC obscure double glazed circular opening window. Modern three piece white suite

comprises: Wide step in shower compartment with plumbed overhead rainfall shower, body jets and two display shelves. Pivoting glazed outer door. Laufen twin vanity wash hand basins set in a wide surround with mosaic tiled display sill. Cupboards below. Low level WC completes the suite. Chrome heated ladder towel rail. Illuminated wall mounted mirror fronted bathroom cabinet with additional corner mirror. Ceramic tiled walls and floor. Inset ceiling spot lights and extractor fan.

## BEDROOM TWO

12'9 x 11'5



Second well proportioned double bedroom. UPVC double glazed window overlooks the front aspect and enjoys discreet side rural views. Two side opening lights and fitted plantation shutters. Single panel radiator. Corniced ceiling with inset spot lights. Television aerial point. Solid wood flooring. Freestanding Nolte double wardrobe with sliding doors.

## BEDROOM THREE

11'7 x 9'5



Third double bedroom with a UPVC double glazed window to the rear aspect with side opening light and fitted plantation shutters. Single panel radiator. Corniced ceiling with inset ceiling spot lights. Solid wood flooring. To include a wardrobe with hanging rail and drawers.

## HOME OFFICE/BEDROOM FOUR

10'8 plus cupboards x 10'7

Originally designed as a fourth double bedroom but currently fitted with Hammonds office furniture and used as a superb home office. UPVC double glazed window overlooks the rear aspect with two side opening lights, fitted window blinds and distant rural views. Solid wood flooring. Single panel radiator. Corniced ceiling. Fitted L

shaped desk unit with cupboards and drawers. Wall mounted cupboard and display shelving. Additional store cupboard with television aerial point and power socket for a wall mounted TV above. Further range of matching fitted cupboards to one wall with storage below.

### PRINCIPAL BATHROOM/WC

11'6 x 9'7 max



Superb modern family bathroom comprising a four piece white suite. Two feature circular UPVC obscure double glazed opening windows to the front and side elevations. Deep fill Victoria & Albert bath with centre mixer tap standing on a raised ceramic tiled floor with inset floor lights. Corner shower cubicle with a plumbed overhead shower. Pedestal wash hand basin with centre mixer tap. Illuminated mirror fronted bathroom cabinet above with glass display shelf. Low level WC. Contemporary chrome radiator. Ceramic tiled floor. Corniced ceiling with inset spot lights and extractor fan. Built in airing cupboard houses a hot water cylinder (250 litres) and provides linen storage space.

### OUTSIDE



The property is approached via a stone chipped communal driveway off Bryning Lane with a private block paved front walled courtyard which provides off road parking for two cars and leads directly to the attached Garage. Two external pillar mounted coach lights. Gates to either side of the house lead directly to the rear garden.

To the immediate rear is a stunning landscaped garden enjoying a private sunny aspect which is a credit to the present owners. With a large TimberTech decked entertaining terrace. Surround by coloured slate stone chipped areas. Mature conifer

hedging and feature topiary trees providing privacy. Central raised planter. All weather power point. Continuing to the side of the property is a landscaped courtyard area, with stone flagged pathways and coloured slate chippings. Raised well stocked timber planters. Garden tap. External gas and electric metres. Aluminium framed garden store and useful clothes drying area adjoining the Utility Room. Useful bin store area.



### GARAGE

18'3 x 15'6 max

(Max L shaped measurements) Large L shaped garage approached through an electric up and over door. With parking for one car and excellent side storage space. Pitched tiled roof with additional storage space. Power and light connected. Additional large (350 litres) cold water cylinder for boosting the water system. Internal access to the extended Utility Room.

### CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler in the Utility Room serving panel radiators and domestic hot water, with hot water cylinders in both the Bathroom and Garage. Additional electric under floor heating in the Utility Room and Garden Room.

### DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED with UPVC units.

### SECURITY

The property has a burglar alarm system fitted.

### TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band G

