



Carouse
EstateAgents 

MANSION HEIGHTS
OFFERS OVER £525,000





ENTRANCE VESTIBULE

8' 11" x 8' (2.72m x 2.44m) This spacious entrance vestibule has a stable front door, vaulted ceiling with Velux roof light, radiator, ceiling spot lighting and Travertine tiled flooring. A door leads to the utility/laundry room.

UTILITY/LAUNDRY ROOM

12' 2" x 8' 9" (3.71m x 2.67m) With ceiling spot lighting and two Velux roof lights, hi-gloss wall and base units with wood effect roll top work surfaces incorporating a sink and drainer. There is space for a fridge/freezer, washing machine and tumble dryer, central heating radiator, feature stone wall and steps up with uPVC double doors leading to the kitchen/family room. Returning to the vestibule a glass panelled door leads to the reception hallway.



RECEPTION HALLWAY

10' 10" x 10' (3.3m x 3.05m) A spacious central hallway with stairs leading to the first floor landing, radiator and Amtico flooring

CLOAKS/W.C.

Low level W.C, wall mounted hand wash basin and central heating radiator.



LOUNGE

16' 7" x 13' 10" (5.05m x 4.22m) A stunning room with woodland views and the focal point of the room being a multi-fuel stove with brick inglenook fireplace, two uPVC windows, central heating radiators, internal door to the study room and door leading to the Garden Room.

STUDY ROOM

10' 10" x 6' 4" (3.3m x 1.93m) A useful home office with frosted uPVC window to the side elevation and central heating radiator.

GARDEN ROOM

14' 11" x 13' 7" (4.55m x 4.14m) A light and spacious garden room with vaulted ceiling with two Velux roof lights and three sets of bi-folding doors leading on to the rear garden and driveway area. There is Travertine tiled flooring, porthole feature window, exposed stone walling and ceiling spot lighting.

KITCHEN/BREAKFAST ROOM





16' 8" x 10' 5" (5.08m x 3.18m) Fitted with high quality wall and base units and full height units incorporating granite worktops with built-in Belfast stainless steel sink. There are two in-built fan ovens, microwave and steam oven and induction hob with extractor hood. There is an instant boiling water tap and integrated dishwasher, as well as space for American fridge/freezer. The kitchen has ceiling spot lighting, feature lighting and breakfast bar and double glass arched door leading to the front courtyard

FAMILY AREA

16' 7" x 13' 4" (5.05m x 4.06m) This fabulous relaxed family room has double uPVC doors leading to the utility room, uPVC window to the side elevation and Amtico walnut flooring. There is open access to the kitchen area.



FIRST FLOOR

With uPVC window to the side elevation, radiator, vaulted ceiling with feature beams and continuation of stairs leading to the second floor. From the first floor landing the night hallway has a uPVC window to the side elevation, ceiling spot lighting, radiator and provides access to the remaining bedroom and bathroom accommodation to the first floor.



BEDROOM ONE

16' 7" x 13' (5.05m x 3.96m) The fabulous master bedroom has a 16ft cathedral ceiling with Velux roof light and two full height windows with open views. There is a uPVC window to the side elevation, two radiators and a door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

Recently installed to a high specification, there is a walk in shower, vanity sink unit, low level w.c, uPVC window to the side elevation, down lighting, tiling to the wall and floor and towel radiator.



BEDROOM TWO

14' 7" x 10' 10" (4.44m x 3.3m) A double room with triple fitted mirrored sliding wardrobes, uPVC window to the front elevation and radiator.



BATHROOM

12' 4" x 6' 10" (3.76m x 2.08m) A spacious family bathroom which comprises of a bath, shower cubicle, low level W.C. wash hand pedestal basin, ceiling spot lighting, ladder wall radiator, uPVC window to the side elevation and tiling to the walls.

BEDROOM FOUR

12' 5" x 9' 4" (3.78m x 2.84m) With uPVC window to the side elevation and central heating radiator.

SECOND FLOOR LANDING

A stunning unique feature of the property having a Velux roof light, ceiling spot lighting and a door leading to bedroom three

SHOWER ROOM

The contemporary shower room has a close coupled WC and wash hand pedestal basin, with shower cubicle with electric shower, Velux roof light, ceiling spot lighting and central heating radiator.

BEDROOM THREE

13' 2" x 10' 11" (4.01m x 3.33m) A double bedroom with porthole style window to the side elevation, Velux roof light, central heating radiator and TV point.

BEDROOM FIVE

8' x 7' 8" (2.44m x 2.34m) Currently used as a home office and dressing room, this single bedroom has a Velux roof light and central heating radiator.

EXTERNAL

The property is accessed via a communal driveway which leads to a front courtyard, where there are two allocated parking spaces and arched style door leading directly to the kitchen/family room. The property also has a electric car charging point. The rear drive leads to the entrance porch and garden room, and there is also a single garage housed in a block adjacent to the property. A pedestrian gate leads to the rear garden, which is predominately laid to lawn with timber framed summerhouse

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

