

## Bowers Court Drive, Bowers Gifford, SS13 2HH



**Guide Price:**  
**£750,000 - £800,000**

Situated in a popular location is this beautifully presented, five double bedroom detached house, extended and carefully designed by the current owners and benefiting from having just under 2000 sq.ft of living accommodation to include luxury kitchen, separate utility room, spacious lounge, in excess of 100ft rear garden, outdoor bar, detached garage converted to house Gym and own In & Out driveway providing off-street parking.

Plans have been granted to build a new detached Annex to the rear of the property's garden, Planning Reference 21/01548/LDCP.

Viewing highly recommended. EPC Rating: E. Our Ref 18064.

Entrance via composite double glazed entrance door to **SPACIOUS ENTRANCE HALL**  
**ENTRANCE HALL**

Stairs to first floor accommodation. Large under stairs storage cupboard. Wood effect flooring.



**GROUND FLOOR BEDROOM THREE 12' 11" x 10'**  
**(3.94m x 3.05m)**

Double glazed window to the side aspect. Built-in storage cupboard. Wood effect flooring. Radiator.



**GROUND FLOOR BEDROOM FOUR 12' 11" x 11' 11"**  
**(3.94m x 3.63m)**

Double glazed French doors providing access to the rear garden. Wood effect flooring. Radiator.



**GROUND FLOOR FAMILY BATHROOM**

Obscure double glazed window to the rear aspect. Low level WC. Inset wash hand basin with vanity storage below. Bath with chrome bath taps. Separate shower cubicle with glass door. Built-in storage cupboard. Wood effect flooring. Tiled walls. Radiator.



**LUXURY, CAREFULLY DESIGNED  
KITCHEN/BREAKFAST ROOM 16' 10" x 11' 10" (5.13m  
x 3.61m)**

Double glazed window to the front aspect. Double glazed window to the side aspect. Comprehensive range of modern base and eye level units. Marble effect work surfaces. Two integrated waist height double ovens. Integrated waist height microwave. Inset Induction hob with ceiling extractor above. Integrated fridge/freezer. Breakfast bar with space for three stools. Wood effect flooring. Under floor heating. Open to



**UTILITY ROOM 11' 10" x 7' 5" (3.61m x 2.26m)**

Double glazed window to the side aspect. Double glazed French doors providing access to the rear garden. Modern base and eye level units. Marble effect work surfaces. Inset double Ceramic sink. Space for washing machine. Space for tumble dryer. Wood effect flooring. Under floor heating.



**SPACIOUS OPEN PLAN LOUNGE/DINER 21' 6" x 16'  
(6.55m x 4.88m)**

Two double glazed windows, with fitted blinds, to the front aspect. Large feature full height double glazed window to the side aspect. Wood effect flooring. Two radiators.



## FIRST FLOOR ACCOMMODATION

### LANDING

Large eaves storage area.

### BEDROOM ONE 14' 7" x 12' 6" (4.44m x 3.81m)

Double glazed window to the rear aspect. Walk-in wardrobe. Eaves storage cupboard. Radiator.



### BEDROOM TWO 17' 6" x 11' 10" (5.33m x 3.61m)

Double glazed window to the side aspect. Fitted wardrobe. Wood effect flooring. Radiator.



### BEDROOM FIVE 8' 6" x 8' 2" (2.59m x 2.49m)

Double glazed window to the side aspect. Built-in cupboard. Radiator.



### SHOWER ROOM

Obscure double glazed window to the rear aspect. Low level WC. Inset wash hand basin with vanity storage below. Walk-in shower enclosure with glass shower screen. Tiled floor. Part tiled walls. Radiator.



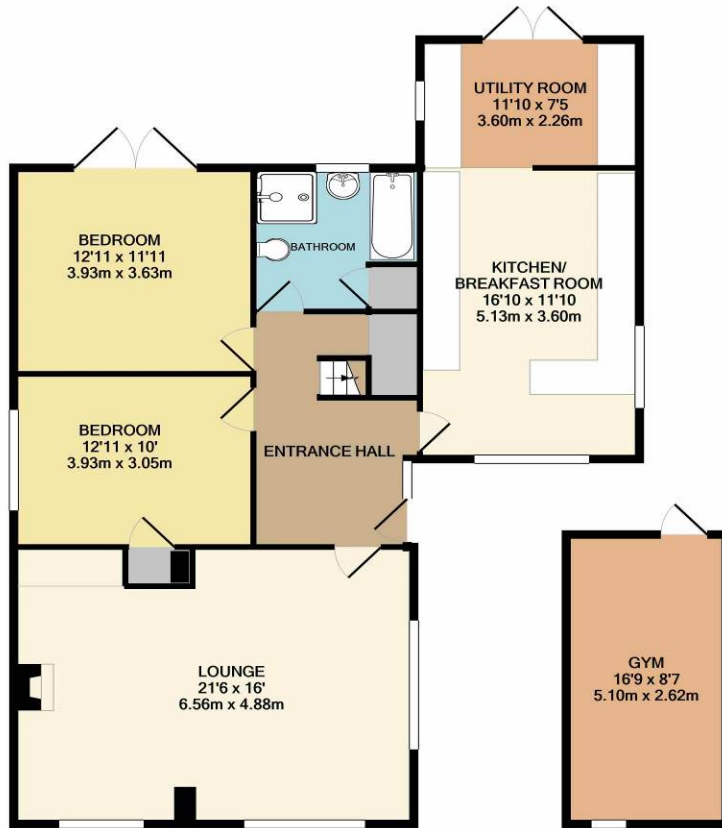
### EXTERIOR

The **REAR GARDEN** measures in excess of 100ft (30.48m) and commences with block paved patio providing space for seating/table and chairs. Additional, carefully designed, decking area with assortment of tropical trees and shrubs. Space for hot tub. **Covered Bar**. Shingle area with feature water fall. Laid lawn with established trees, shrubs and flower beds.

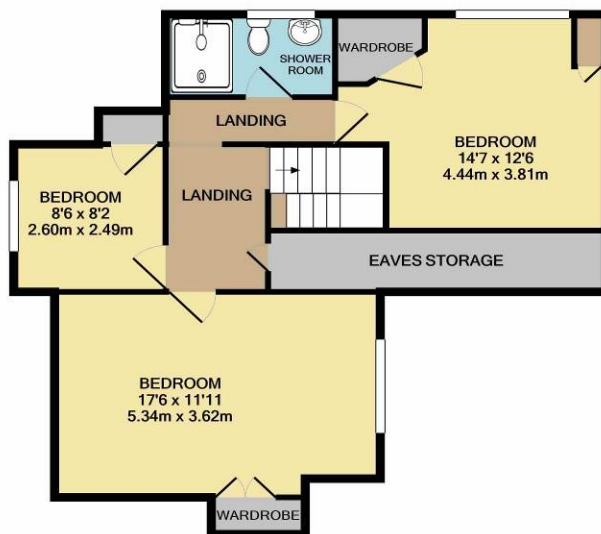




The **FRONT** has large, shingle In & Out driveway providing off-street parking for approximately six vehicles which in turn leads to **DETACHED GARAGE** which has been converted to house **GYM** with obscure double glazed window to the front, double glazed personal door providing access to rear garden, rubber flooring, power and light.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1248 SQ.FT.  
(115.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 671 SQ.FT.  
(62.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1919 SQ.FT. (178.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Consumer Protection from Unfair Trading Regulations 2008.

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