

FOR SALE



Thistleton Place, Wrea Green
£625,000


MARTIN&CO



Thistleton Place, Wrea Green

5 Bedrooms, 3 Bathroom

£625,000

- Exceptional Detached Family Home
- Open Plan Stylish Kitchen/Diner
- Two Spacious Reception Rooms
- Four Large Double Bedrooms on the First Floor
- Exquisite Master Suite to the Second Floor
- Large Landscaped Rear Garden & Patio
- Large Driveway with space for Multiple Vehicles
- Double Garage with Utility Facilities.

THE PROPERTY

Welcome Home! Fall in love with this Stunning 5-bedroom detached home nestled in the heart of the picturesque Wrea Green village. With its spacious, light-filled interiors, sleek finishes, and family-friendly layout, this property is a dream come true and one not to be missed.

The moment you step inside, you'll be wowed by the exceptionally spacious living space that seamlessly blends sophistication and warmth. The Hallway is welcoming and leads you to all rooms on the ground floor. The heart of the home is the living kitchen a culinary haven for any Chef in the family, fully equipped with integrated appliances, Gas hob, Double Oven, Dishwasher and an integral Fridge Freezer. Entertaining is a breeze in this Modern Open Plan Kitchen with French doors opening onto the landscaped rear garden. If you are looking for a cosy night in front of the TV then the lounge is the place to be with warmth and style designed around the Fireplace creating a stunning central feature to this room. There is also a fabulous dining room to the rear aspect with beautiful views over the rear gardens and space enough for all the family to enjoy on any special occasion.



Upstairs, discover 5 bedrooms tailored for blissful comfort. On the second floor is the stunning master suite which provides a quiet, peaceful space with built-in wardrobes and en-suite bathroom.

The first floor bathes in natural light with a large spacious landing, leading to four exceptionally large spacious double bedrooms offering exceptional views across the countryside to the front aspect. Two of the bedrooms offer additional open plan space which could be used as walk-in wardrobes, an Office/Study or simply a playroom for the children to enjoy, the options are endless. All bedrooms have a jack-and-jill style ensuite bathroom on the first floor with the first bedroom sharing the family bathroom with a four-piece suite in white.

Outdoors, escape to your Summer Happy Place with lush Landscaped gardens with borders and an alfresco dining patio primed for memorable gatherings in the summer months. The property is one of two situated on a private driveway. On entry to Thistleton Place, the driveway offers plentiful parking and access

to the double garage which facilitates a useful utility area with electricity and plumbing. Whether you're a growing family or empty nesters, this home promises luxurious living wrapped in Wrea Greens' tranquil village charm. This is a place to create lifelong memories!

Location:

Wrea Green is a village known for its friendly community and scenic beauty and offers a perfect blend of rural tranquillity and urban conveniences. Explore the nearby nature trails and walks through the Memorial Woods, enjoy leisurely strolls along the village lanes, or engage in community events on the green near the Duck Pond - the choice is yours. Excellent Primary and secondary schools, charming local shops, and a vibrant cultural scene add to the appeal of this delightful village.



In conclusion, this three-story, five-bedroom detached home in Wrea Green is more than just a property; The thoughtful design, location, and array of excellent local amenities make it a dream home for those seeking the perfect balance of elegance, comfort, and convenience. For those desiring the epitome of family living in the heart of Wrea Green, this residence is a gem waiting to be discovered.

Tenure: Freehold
 Council Tax Band: G
 EPC Rating: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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