



Delamere House, Manor Road, Penn



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**Delamere House is an impressive and contemporary family home of about 4500 square feet of beautifully presented accommodation in one of the area's most sought after private roads. Set in a generous plot of approx. 0.35 acres the stunning Kitchen/Dining/Family Room is a WOW and flows neatly with the outside space. Excellent school catchment.**

The spacious reception hall leads to a well-proportioned **Drawing Room** with a focal point Gazco remote controlled gas log effect fire with an elegant white stone surround. **The Family Room** overlooks the rear garden, and the **Study/Office** is a good size and is quietly placed for home working. There is a cloakroom and a Utility Room.

**The Gym Room** has a number of possible uses including a self-contained annexe potential as it has its own En Suite Shower Room plus double glazed double doors to a side patio, ideal for a morning coffee.

**The Kitchen/Breakfast/TV Room/Dining Room** is the main hub of the house and truly is a WOW! Measuring 32'3 ft x 27'5ft (max) it is flooded with natural light coming through the large roof atrium window plus 2 sets of bi-folding double glazed doors which run along 2 adjoining walls to create, when open that "Inside Out" feeling. Fitted with a German brand of high gloss units with granite counter tops and comprising a range of tall larder units, built in appliances including 2 Neff double ovens, (one is Pyrolytic self-cleaning) a microwave/warming drawer, a CDA Wine Cooler and a Bosch dishwasher.

There is a large centre piece matching island unit with an integrated Elica induction hob with a down draft extractor, (externally vented) a range of drawers and cupboards and a breakfast bar area. In the TV area of this large space is a multi-fuel stove and a granite hearth. The flooring throughout this open plan room is "Moduleo" wood effect.





On the first floor **The Principal Suite** is an impressive space with a bedroom area leading to a large **Dressing Room**, well fitted out with ample hanging and shelving for her and him and this leads to a luxurious **En Suite Bathroom** a free-standing bath and a separate wide shower cubicle with a rainfall shower head & hose, plus a waterproof TV.

There are **2 Guest Suites**, both of a good size and with **En Suite Bathrooms** and built in wardrobes. **Bedrooms 4 & 5** are both well-proportioned and are served by a modern **Family Bathroom** which also has a free-standing bath and a separate shower cubicle.

**Outside** - There is a sweeping block paviour driveway with parking for up to 8 cars and areas of lawn, all enclosed by mature hedging. To the rear skilful landscaping has created a great space to enjoy the better weather. There is a full width paved terrace with 2 wide steps which are flanked by 2 planters which lead to a good expanse of lawn, interspersed with a cherry tree and other attractive shrubs.





Approximate Gross Internal Area  
Ground Floor = 213.8 sq m / 2,301 sq ft  
First Floor = 171.8 sq m / 1,849 sq ft  
Garage = 33.7 sq m / 363 sq ft  
Total = 419.3 sq m / 4,513 sq ft



First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





For an appointment to view this property, please contact Ashington Page

on

01494 680 018



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