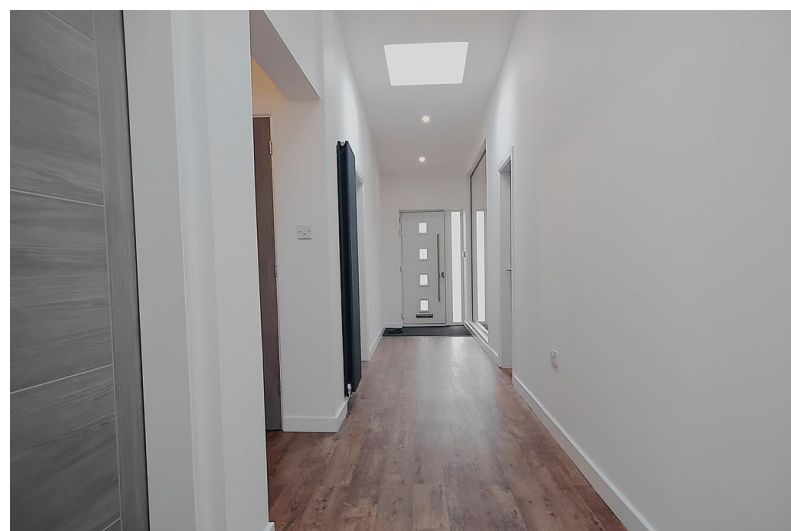




## Low Lane

- MODERN DETACHED BUNGALOW
- FIVE/SIX BEDROOMS
- THREE EN-SUITES PLUS FAMILY BATHROOM
- GAMES ROOM AND STUDY

**Offers Over £799,000**  
EPC Rating '73'







## Property Description

This superb property has recently been converted into a spacious detached bungalow with stunning views, modernised to a very high specification, making it an impressive grand design it is today! Set in the valley close to Clayton Village this property is a must view! The Yorkshire Stone exterior meets a contemporary immaculate interior.

### Briefly Comprises:

Spacious Lounge, Dining Kitchen with ultra-modern range of wall and base units with LED mood cabinet lighting, Silestone Quartz Worktops, central island/breakfast bar in calacatta gold with under storage finished with Silestone Quartz worktops and Quartz waterfall.

Large Games Room, W.C, Utility Storage Cupboard Housing Washing Machine/Dryer, cloakroom, Five/Six Bedrooms with Three of them having en-suites, Family bathroom, Study Room, Gym/Occasional Room, Store Room.

Turfed fenced private Garden to the rear (excellent for family Barbeques), external courtyard to back, Long



Tarmacked Driveway leading down to the House, plenty of gated Off Road Parking.

The property sits on approximately one Acre of land, which runs adjacent with the property. Additionally, the property offers 3 gated entrances which can be utilised for alternative needs to gain access to the grounds.

Planning Permission already granted for a Double Garage (8m x 6m) which can be changed to a dwelling subject to relevant planning permission.

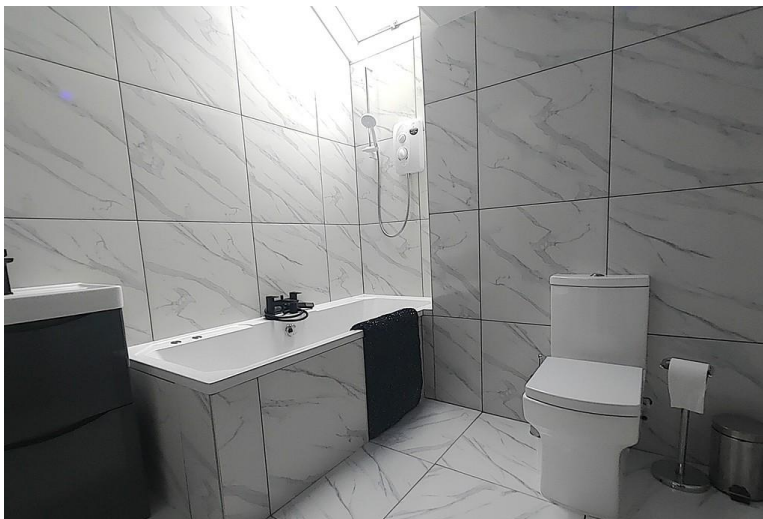
#### ENTRANCE HALL

Enter into the property via a large hallway, glass window looking into the games room immediately to your left, hallway leads to the lounge via double doors on your right with games room access opposite. Skylight windows drawing in a vast amount of light, LED spot lights and a central heating radiator.



#### LOUNGE

20' 8" x 19' 5" (6.3m x 5.92m) Entrance into the lounge via double doors. Two Windows in the lounge, one looking on to the front of the property and the other window looking onto the rear garden, Luxury Vinyl Tiled flooring in rustic wooden effect, rustic wooden vaulted ceiling beams and two central heating radiators. Welcoming space with great potential!



#### KITCHEN/DINER

28' 1" x 14' 3" (8.56m x 4.34m) Entrance is directly through the lounge, or a second entrance is available from the hallway. Patio doors leading to the composite decking with glass balcony area and rear garden, with two windows facing the rear of the property. Silestone Quartz counter work surfaces throughout, breakfast island with ample storage space. Also includes an integrated oven, microwave, dishwasher, hob & extractor fan. Remote controlled LED mood lights installed around the cupboards. Central heating radiator.

#### GUEST BATHROOM

3' 0" x 7' 9" (0.91m x 2.36m) WC, wash hand basin. Rustic wooden beams, spotlights, and velux window. Modern tiling with a chrome central heating radiator.



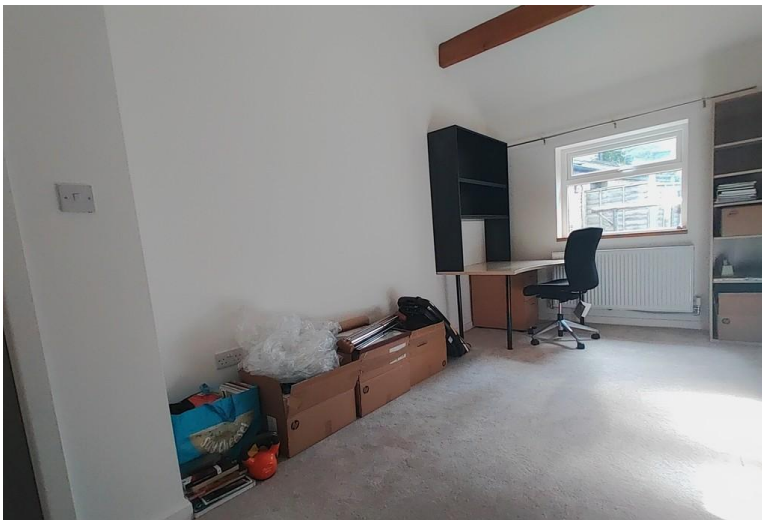
#### UTILITY STORAGE

3' 8" x 3' 4" (1.12m x 1.02m) Electric fitted and plumbed for washing machine, storage space for washer & dryer. Shelving fitted ideal for laundry necessities. Further storage cupboard above the utility.

#### STORAGE CUPBOARD

Double doors opening into an additional storage cupboard/cloakroom. Fitted with shelving





#### GAMES ROOM

16' 3" x 27' 8" (4.95m x 8.43m) The games room is an ideal spot for the family to gather and enjoy. Skylight window and large Patio doors drawing the outside in. LED mood lighting app controlled spotlights, double radiator. Glass panel partition looking out onto the entrance hall. A great amount of space! Perfect for family entertainment.

#### BEDROOM ONE

10' 7" x 14' 2" (3.23m x 4.32m) Fitted mirrored wardrobes, rustic wooden vaulted ceiling beams, window to the side elevation. Door leading to en-suite bathroom.



#### BEDROOM ONE EN-SUITE

10' 7" x 2' 10" (3.23m x 0.86m) Three-piece suite including: WC, wall hung vanity unit with basin, Matt black handles and tap, walk-in shower . Black towel radiator. Modern Onyx tiling

#### STUDY ROOM

10' 9" x 7' 10" (3.28m x 2.39m) With a window to the side elevation, Central heating radiator. This is a great office space!

#### BEDROOM TWO

14' x 11' 3" (4.27m x 3.43m) Includes fitted mirrored wardrobes, rustic wooden vaulted ceiling beams, window to the side elevation, central heating radiator and a door leading to the en-suite.



#### BEDROOM TWO EN-SUITE

11' 4" x 2' 9" (3.45m x 0.84m) Three-piece suite including: WC, wall hung vanity unit with basin, walk-in shower. Chrome towel radiator. Modern Onyx tiling.

#### BEDROOM THREE

17' 6" x 9' 9" (5.33m x 2.97m) Fitted mirrored wardrobes, rustic wooden vaulted ceiling beams, Window to the side elevation and central heating radiator

#### BEDROOM FOUR

17' 5" x 8' 10" (5.31m x 2.69m) Rustic wooden vaulted ceiling beams, window to the side elevation, central heating radiator



#### FAMILY BATHROOM

7' 11" x 7' 10" (2.41m x 2.39m) Rustic wooden vaulted ceiling beams, comprising of white marble tiling, LED app controlled mood spot lighting to relax and enjoy a whirlpool jet bath with shower and overhead electric shower if required. Three-piece suite: WC, free standing vanity unit with basin with



matt black taps. Chrome towel radiator, Velux Window.

#### GYM/OCCASIONAL ROOM

13' 1" x 9' 7" (3.99m x 2.92m) Rustic wooden vaulted ceiling beams, window to the side elevation, overlooking the courtyard with a door leading into the store room.

#### STORE ROOM

13' 7" x 6' 7" (4.14m x 2.01m) Large space suitable for multiple uses, patio doors leading to rear courtyard.

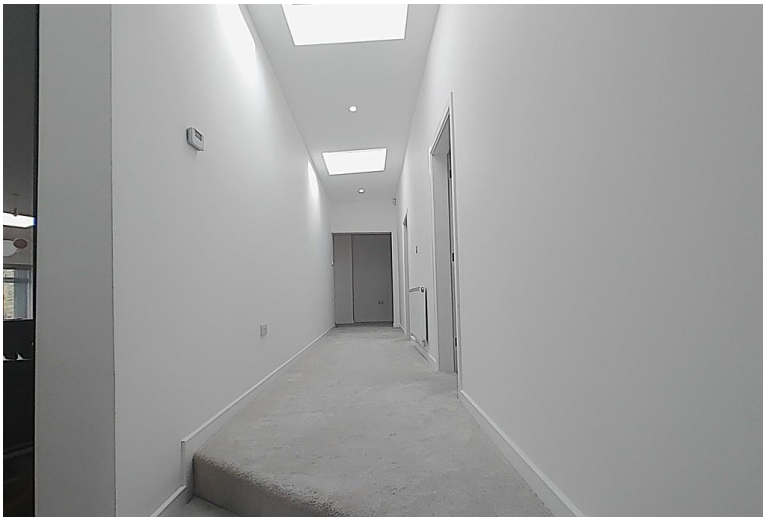
#### MASTER BEDROOM

19' 9" x 13' 11" (6.02m x 4.24m) Enter into the master bedroom, with the en-suite to the right, and straight ahead leads to the grand spacious bedroom. With an electric fireplace, rustic wooden vaulted ceiling beams window to the front of the property overlooking the field offering panoramic views, a walk in wardrobe/dressing room. The wardrobe has mirrored sliding doors, ample shelving and rails installed, electric sockets and wooden beams!



#### MASTER EN-SUITE

9' 11" x 5' 4" (3.02m x 1.63m) The master en-suite comprises of floor to ceiling onyx tiles, WC, wall hung double vanity unit and basin with brass handles and taps, brass towel radiator, walk in shower, Velux window.



#### EXTERNAL

Private fenced Generous rear garden space with stairs leading to a composite decking area enclosed in a glass balcony. Access to the decking is available from the dining kitchen or externally via stairs. The property has a large drive with parking for many cars.

The property sits on approximately one acre with planning permission for a double detached garage/dwelling suitable for alternative use subject to planning.



#### DIRECTIONS: