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2 PARKLANDS COURT  
CASTLE EDEN | TS27 4TQ



## 2 PARKLANDS COURT CASTLE EDEN | TS27 4TQ

A truly stunning detached residence which is beautifully situated within an exclusive development in the picturesque village of Castle Eden. This individually designed home offers an exceptional finish having been extensively upgraded in recent years. A credit to it's current owners with high quality fixtures and fittings which are complemented by attractive and tasteful décor. An internal viewing comes highly recommended, with four bedrooms, ample living space, two modern en-suites and a luxurious family bathroom. The superb kitchen/dining room offers an enviable space to entertain family and friends and further adds to the home's appeal. Additional features of the property includes LPG heating, double glazing and ADT alarm system. Built in 1988 and beautifully situated in this private Court, central to a row of three and occupying a generous site, an internal viewing is essential to appreciate the combined space, quality of accommodation and location on offer. Homes of this quality are seldom put on to the open market.

































#### EXTENDED SUMMARY:

The internal layout comprises: entrance lobby through to the main hallway with stairs to the first floor, integral door to the double garage and access to the spacious family lounge with log burning stove and French doors to the conservatory extension. The open plan kitchen/dining room incorporates quality units, granite tops and a range of high specification appliances including a Rangemaster cooking range. The separate utility room offers additional access to the garage and rear garden. An inner hallway leads to three ground floor bedrooms, bedroom two being used as a guest bedroom with en-suite shower room, bedroom four is currently used as a home office. The family bathroom boasts an elegant Villeroy & Boch suite with chrome fittings and expensive Italian marble tiling. The master bedroom is located to the first floor and is served by a modern en-suite shower room. A useful nursery/additional bedroom is located adjacent to the master bedroom and completes the internal accommodation.

Externally, to the front is a large block paved driveway providing off street parking for at least four vehicles, whilst leading to the integral double garage. The generous enclosed rear garden enjoys ample privacy with a southerly aspect, large lawn and patio.

\*Contracted ADT monitored alarm system. Prospective buyers are advised to make further enquiries if the alarm system is required.\*

#### GROUND FLOOR MEASUREMENTS:

Entrance Lobby: Accessed via twin double glazed aluminium entrance doors, two double glazed windows, beautiful tiled flooring, seating area, double oak internal doors to inner entrance hall.

3.94m x 1.47m extending to 4.78m / Square Feet: 12'11 x 4'10 extending to 15'8

Main Entrance Hall: Spindled staircase to the first floor with under stairs storage cupboard, additional storage cupboard, attractive oak laminate flooring, upgraded oak internal doors, integral door to the double garage, double doors into lounge. 4.14m x 2.67m / Square Feet: 13'7 x 8'9

Lounge: Beautiful log burning stove, two sets of double glazed patio doors to the garden, double glazed patio doors to the conservatory extension, archway into the kitchen/dining room. 6.86m x 4.14m / Square Feet: 22'6 x 13'7

Conservatory: A double glazed conservatory extension offering a pleasant transition between the home and garden via French doors. 4.17m x 2.46m / Square Feet: 13'8 x 8'1

Open Plan Kitchen/Dining Seat Area: Double glazed bay windows to the side and rear aspects offering attractive views of the gardens. 10.24m x 2.97m extending to 3.66m / Square Feet: 33'7 x 9'9 extending to 12'

Kitchen Area: A beautiful upgraded kitchen offering an extensive range of units to base and wall level with complementing sparkling granite worktops and matching splashback. The kitchen includes a Rangemaster cooking range with matching extractor hood over, integrated dishwasher, large wine cooler and recess with 'American' style fridge/freezer included. Breakfast bar area, two double glazed windows to the side aspect.

Utility Room: Fitted with a matching range of units, worktops and splashback with an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine, door to the rear garden, additional integral door to double garage. - 2.36m x 1.83m / Square Feet: 7'9 x 6'

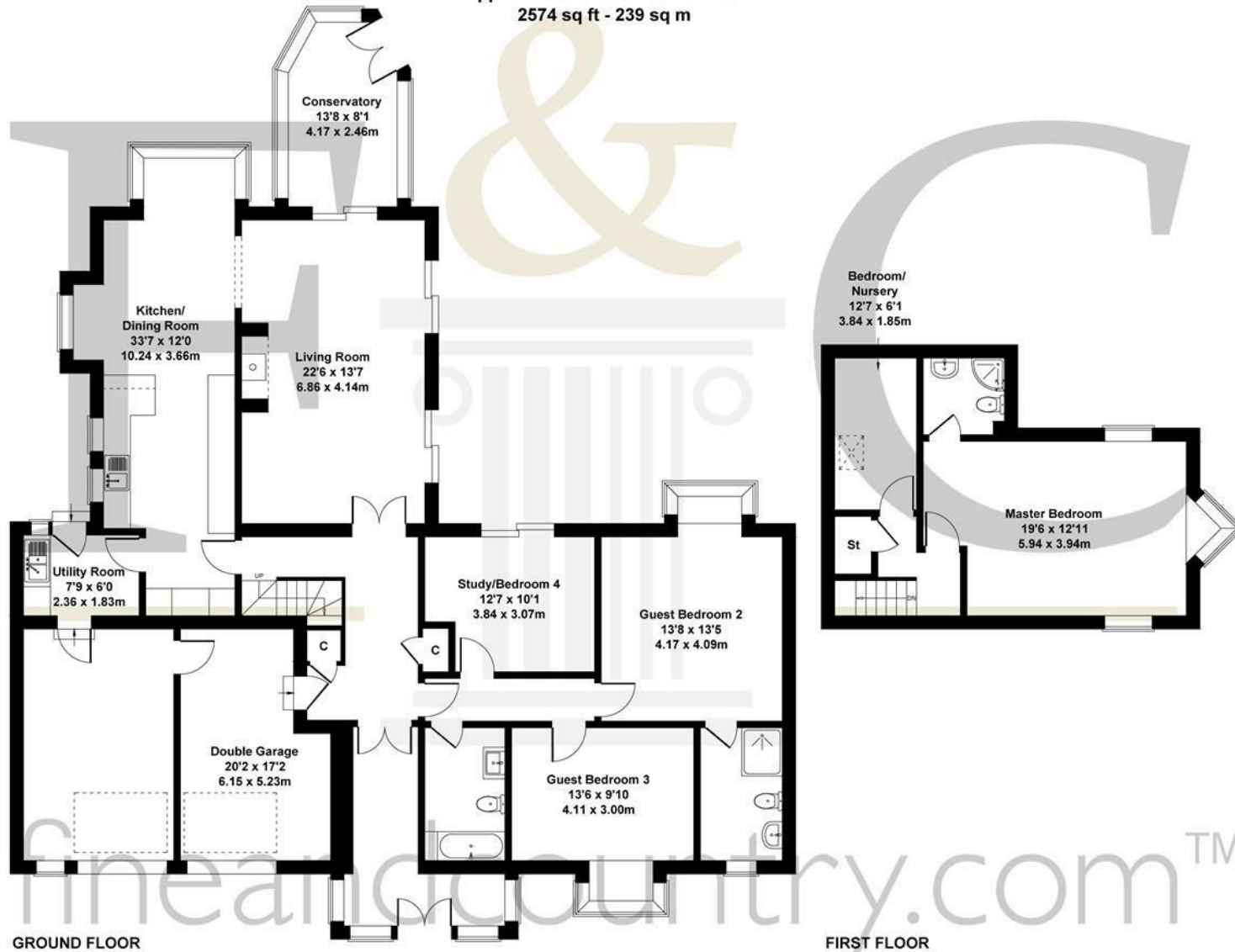
Externally: A large block paved driveway provides off street parking for at least four vehicles, whilst leading to a double integral garage. Gated access to each side leads through to the beautiful enclosed rear garden which enjoys a high degree of privacy and incorporates an extensive lawned area and patio area, ideal for entertaining purposes.

Double Garage: Twin up and over access doors to the front, electric lighting, power points, Worcester gas central heating boiler. 6.15m x 5.23m / Square Feet: 20'2 x 17'2



## 2 Parklands Court

Approximate Gross Internal Area  
2574 sq ft - 239 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.





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