



Chelford Road, Somerford, CW12 4QD.
£759,500

Whittaker Est. 1930
& Biggs

Chelford Road, Somerford,

This executive detached residence occupies a privileged position, concealed from the roadside via a private road, which serves just the two homes which were built by an independent developer.

This five double bedroom home is magnificent in size, accommodation, plot, and design, offering a luxurious home that's individual in design.

Approached from the private driveway via double metal gates, your first impression is sure to be one that gives you a feeling of grandeur with its gated entry and impressive lawned frontage.

The accommodation as you would expect, is well designed with a high-end finish as well as many additional extras including underfloor heating to the entire ground floor. The bay fronted lounge with its feature wood burning stove offers a cosy alternative to the superb sized open plan living kitchen which connects via double oak doors, with its living, dining areas and stylish kitchen which incorporates a seating island.

This popular design creates an ideal environment for entertaining, families and those who enjoy open plan living.

The kitchen has a full range of quality integral appliances and luxurious quartz worktops. The bifold doors lead to the generous rear garden and patio area, creating a contemporary design as well as an abundance of light.

From the kitchen there is a well-equipped utility room with external access to the garage and gardens.



The hallway is stunning feature with a modern glass and oak staircase which continues to the first-floor galleried landing.

For convenience there is a ground floor cloaks with a quality suite and automatic lighting

The first floor certainly doesn't disappoint with its five double bedrooms offering versatile use whilst incorporating those working from home and in need of office space or for a family area.

The clever design includes three bathrooms, including a master suite with walk in wet room shower, superb size family bathroom with separate bath and shower and ensuite Jack & Jill shower room serving bedrooms two and three.

Externally there is a fantastic sized rear garden which is predominantly laid to lawn with feature borders and established fruit trees to the head of the garden. The paved patio adjoins the bifold doors, which is perfect for alfresco dining.

The extensive frontage offers an abundance of parking in addition to the integral garage which is wider than average.

Entrance Hall

Entrance hall, having a modern front entrance door with full length obscure glazed panelling with overhead panel and matching side panel. Stairs to first floor, landing, tiled floor with continuous underfloor heating, under stairs store.

Cloakroom

Having automatic, lighting, comprising of a quality suite by Duravit, low-level WC and wall mounted wash hand basin. Extractor fan to ceiling, tiled floor with continuous underfloor heating.

Lounge 20' 7" x 14' 6" (6.27m x 4.42m)

Having a UPVC double glazed walk-in bay window to the front aspect, continuous underfloor heating. Feature fireplace with an exposed insert and slate tiled hearth housing, a cast-iron wood burning stove. Double doors giving access into the open plan living/dining kitchen.

Open Plan Living Kitchen 35' 7" x 15' 11" (10.84m x 4.85m)

Having a defined living dining and kitchen area with the kitchen area having a range of modern white on trend units with luxurious quartz worksurfaces over with matching upstands Incorporating a seating island for four people, housing an Integral electric wine cooler incorporating cupboard storage and overhead lighting. Range of quality integral appliances, including a tall standing fridge freezer, microwave with a separate combination, oven and grill, dishwasher, AEG induction hob with touch controls having a chimney style stainless steel Hotpoint extractor over. Continuous underfloor heating, inset LED lighting with Bluetooth speakers to ceiling. UPVC window to side aspect. Living & dining area having space for a full-sized dining table. bifold doors to the rear garden. Double doors into lounge. T.V point.

Utility room 10' 5" x 8' 5" (3.17m x 2.56m)

Having a range of modern on trend white cupboard and base units with fitted work surface over incorporating a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over, plumbing for washing machine and space for tumble dryer if required. Larder cupboard. Radiator, continuous underfloor heating plus radiator, tiled flooring, composite half glazed side entrance door giving access to the rear gardens.

First Floor Galleried Landing

Having a modern staircase with solid wood, balustrade and glass providing a contemporary look. Having UPVC



double glazed window to front aspect. Radiator, access to loft space.

Master bedroom 16' 5" x 14' 3" (5.00m x 4.34m)
Having a UPVC double glazed window to the rear aspect, radiator, wall mounted TV point. Triple mirrored wardrobe with sliding doors. Door to ensuite shower room.

En-suite

Shower room incorporating a wet room with mosaic Travertine tiled soak away with fully tiled area, dual thermostatically controlled shower with rainfall fixed shower head and detachable shower. Duravit WC, pedestal, wash hand basin. chrome heated towel radiator. Recessed LED lighting to ceiling, extractor fan, UPVC double glazed obscured window to side aspect, tiled floor.

Bedroom Two 13' 6" x 13' 5" (4.11m x 4.09m)
Having access to Jack and Jill ensuite shower facilities. UPVC window to the rear aspect, radiator.



En-suite

Jack and Jill ensuite have an enclosed corner set shower cubicle with thermostatically controlled shower. Duravit low-level WC, pedestal wash hand basin. Recessed LED lighting to ceiling, shaver point, chrome heated towel radiator. Tiled floor, extractor fan, UPVC double glazed obscured window to side aspect. Lockable door allowing access to bedroom three.

Bedroom Three 14' 2" x 11' 4" (4.31m x 3.45m)

Having UPVC double glazed window to the front aspect, radiator, wall mounted TV aerial point. Having access to the previously mentioned Jack & Jill ensuite.

Bedroom Four 14' 1" x 13' 8" (4.29m x 4.16m)

Having UPVC window to the front aspect, radiator.

Bedroom Five 11' 2" x 9' 6" (3.41m x 2.89m)

Having UPVC window to the rear aspect, radiator.



Family Bathroom

Having a Duravit suite comprising of double ended tiled panelled bath with central mixer tap and shower attachment, modern wall mounted double width wash hand basin with vanity drawer storage unit & chrome fitment's', separate fully enclosed corner Set shower cubicle with thermostatically controlled shower and fully tiled area, low-level WC. Chrome heated towel radiator, recessed LED lighting to ceiling, obscured UPVC window to side aspect. Extractor fan, shaver point, tiled floor.

Externally

The property is concealed from the road by a private drive, giving you access to the two properties and adjoining farmland. Double wrought iron gates giving access to the extensive driveway allowing plentiful off-road parking, in addition to the integral garage.

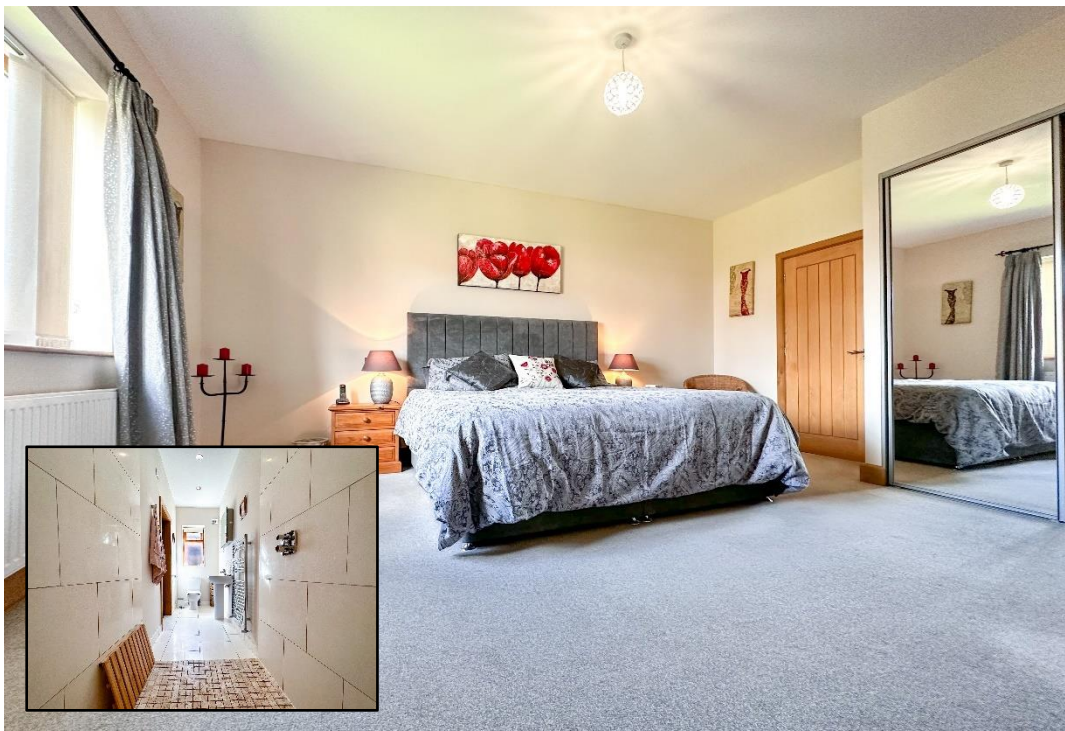
The front garden has attractive feature borders. External lighting which is sensor controlled to operate come dusk. Gated access to both sides. The rear garden is fully enclosed and of a generous size, predominantly laid to lawn with feature floral borders and adjoining timber decked patio having access to the bifold patio doors and Indian stone paved patio with gravel borders, ideal for alfresco, dining, and entertaining. Enclosed by timber fencing and established fruit trees to the head of the garden with Side access to the property and the integral garage.

Note:

Council Tax Band: G

EPC Rating: B

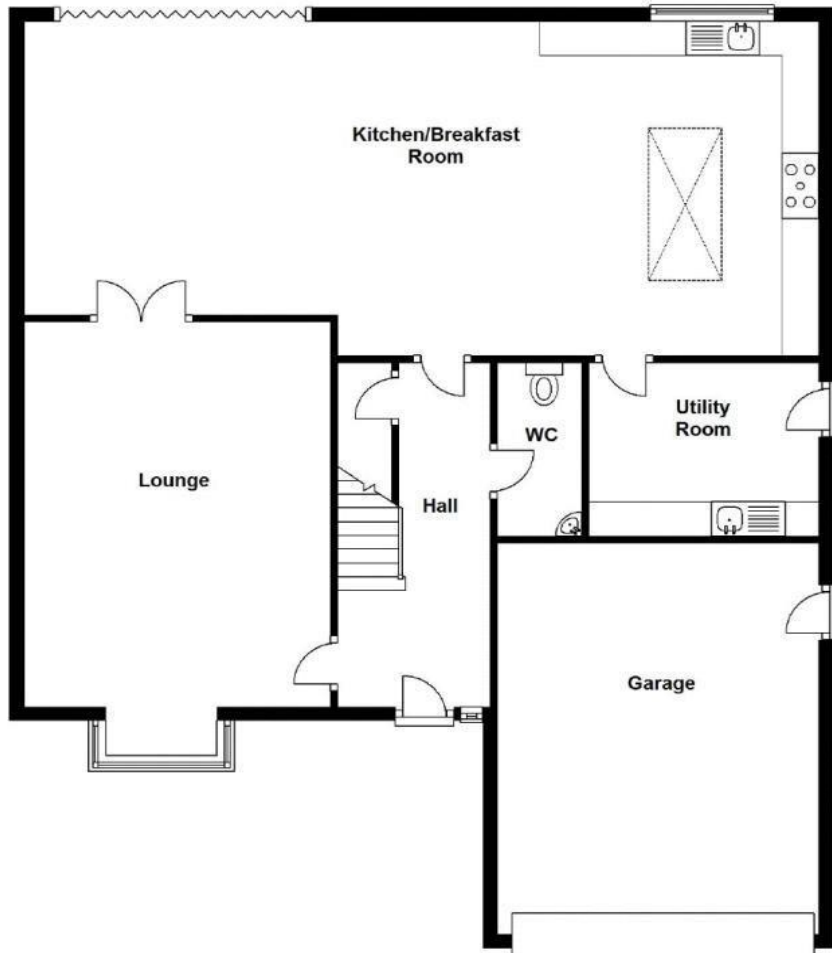
Tenure: Freehold





Ground Floor

Approx. 114.4 sq. metres (1231.2 sq. feet)



First Floor

Approx. 106.3 sq. metres (1143.9 sq. feet)



Total area: approx. 220.7 sq. metres (2375.2 sq. feet)



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