



Summerhouse Drive, Joydens Wood



Harpers & Co







# Summerhouse Drive

## Joydens Wood

UNDER FLOOR HEATING TO GROUND FLOOR | TV ROOM WITH BUILT IN CINEMA SOUND SYSTEM | GROUND FLOOR SHOWER ROOM | GROUND FLOOR GUEST CLOAKROOM | STUDY / BEDROOM 5 | HIGH SPEC FITTED KITCHEN WITH DESIGNER SMEG EXTRACTOR | UTILITY ROOM | MASTER BED WITH DRESSING AREA & ENSUITE

*Rare to market, distinctive property in a superb location. An immaculate & spacious high tech and high spec 4/5 bedroom detached family home.*

### Property Summary

This gorgeous detached property with a private paved driveway comes with a plethora of features designed to amuse and entertain both grownups and children alike. A few examples include a TV Room complete with built in Cinema Sound System, a Sauna, a Children's Play Area in the rear garden with wood chip surround, a Koi fish pond, remote control LED light systems in some of the rooms, and even a Jacuzzi bath in the en-suite to the Master Bedroom.

This magnificent house comes with solid oak wood floors on the ground floor living areas complete with under floor heating and to top it all has a stylish staircase leading up to the sleeping accommodation on the first floor. Step through the front door into the spacious hallway and you are met with elegance and style. The TV Room/Bedroom, Study and Guest Cloakroom are to the left; the Dining Room is to the right, and the sizeable Open Plan Reception and superb modern contemporary Kitchen is to the rear of this beautiful house. Sliding doors lead to the magnificent landscaped garden with decked area, fish pond, children's play area, summer house with sauna, and south facing lawn to relax in whilst gazing at the children enjoying themselves.

All three Double Bedrooms on the First Floor of this family home come with en-suite bathrooms to ensure daily ablutions runs smoothly especially on busy school mornings.

The owners of this unique and wonderful house are to be commended for loving putting together this first rate family home with flair and style.



## Accommodation

### Entrance Hall

Hardwood front door to front. Double glazed windows to side with fitted shutter blinds. Solid oak wood flooring throughout. Under floor heating. Coved ceiling. Spotlights. Skirting.

### TV Room/Bedroom 4 11' 10" x 10' 6" (3.60m x 3.20m)

Double glazed window to front with fitted shutter blinds. Coved ceiling. Solid oak wood flooring. Under floor heating. Remote control LED colour changing lighting around ceiling. Fitted speakers in ceiling. Skirting. Door to shower room.

### Shower Room

Large full length frosted window to rear. Spotlights. Low level WC. Chrome shower attachment and full length glass shower screen. Wall mounted sink unit with chrome fixture and fixings and mirror. Wall mounted radiator. Porcelain tiled flooring. Part tiled walls.

### Study/Bedroom 5 8' 6" x 8' 6" (2.60m x 2.60m)

Frosted double glazed window to side. Spotlights. Fitted speaker in ceiling. Coved ceiling. Skirting. Solid oak wood flooring. Under floor heating.

### WC

Frosted window to side. Spotlights. Solid oak wood flooring. Low level WC. Vanity wash hand basin. Part tiled walls.

### Dining Room 11' 6" x 11' 6" (3.50m x 3.50m)

Double glazed window to front with fitted shutter blinds. Coved ceiling. Solid oak wood flooring. Under floor heating. Spotlights. Skirting.

### Reception Room 20' 7" x 15' 0" (6.27m x 4.56m)

Double glazed French doors to rear garden. Spotlights. Coved ceiling. Solid oak wood flooring. Remote control LED colour changing lighting.

### Kitchen 18' 3" x 10' 5" (5.56m x 3.17m)

Double glazed doors to rear garden. Double glazed window to side. Spotlights. Tiled flooring. Range of designer dark wood fitted wall and base units with granite work surfaces over. Inset sink with chrome taps. Built in Bosch oven, grill and microwave oven. Neff electric hob with designer Smeg extractor. Space for American fridge freezer with built in wine rack and larder units around. Integrated dishwasher. Breakfast bar with 4 downlights. Under skirting spot lights. Tiled splashback.





**Utility Room** 8' 2" x 5' 6" (2.50m x 1.67m)

UPVC double glazed door to rear. Double glazed frosted window to front. Wall and base units with work surfaces over. Stainless steel sink unit. Plumbed for washing machine, tumble dryer and fridge. Part tiled walls. Tiled flooring.

**Landing**

spotlights. Access to loft. Fully carpeted. Large full length frosted window. Understairs storage. Wood and glass banister. Spotlights in skirting. Two large storage cupboard housing boiler.

**Master Bedroom** 16' 9" x 12' 10" (5.10m x 3.90m)

Double glazed door to garden view. Spotlights. Wood effect flooring. Built in wardrobes. Wall mounted radiator. Dressing room area:

Double glazed window to rear. Wood laminate flooring.

**En Suite**

Two skylights. Low level WC. Large jacuzzi bath. Wet room shower. Bowl sink unit with built in cupboard. Wall mounted television. Tiled flooring. Part tiled walls. Sensor lights. Large spiral heated towel rail.

**Bedroom 2** 56' 1" x 43' 0" (17.1m x 13.1m)

Double glazed window to front. Spotlights. Wood effect flooring. Fitted part mirrored wardrobes. Skirting. Wall mounted radiator. Remote control LED colour changing lighting.

**Ensuite**

Skylight. Spotlights. Low level WC. Wash hand basin with cupboard

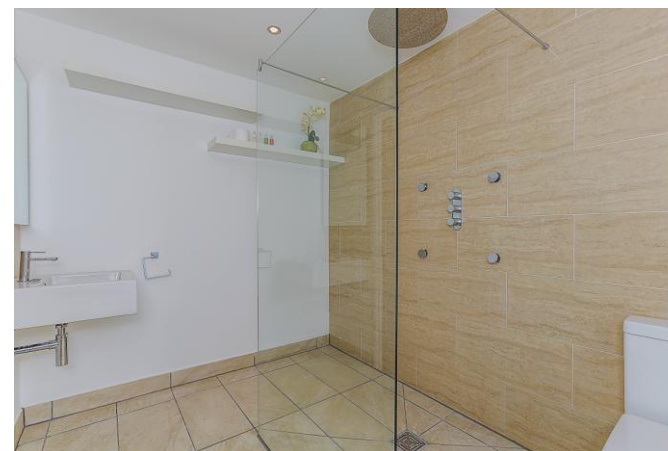
under. P shaped bath with shower attachment over and glass shower screen. Wall mounted radiator. Granite tiled flooring. Part tiled walls.

**Bedroom 3** 54' 2" x 45' 7" (16.5m x 13.9m)

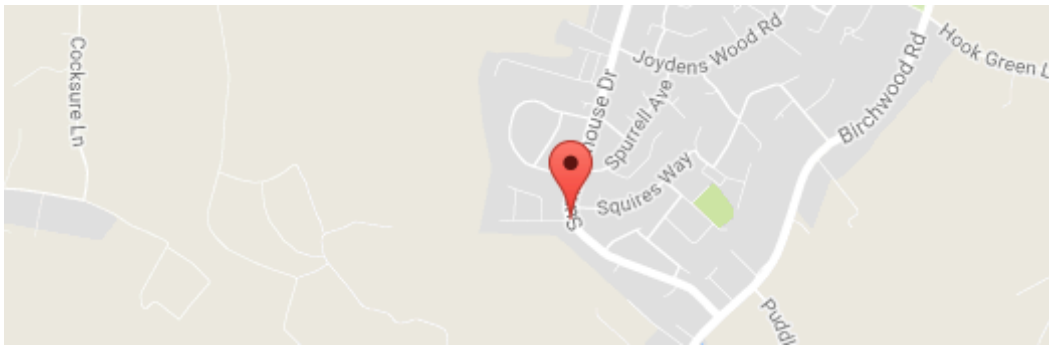
Double glazed window front. Skylight. Spotlights. Wood effect flooring. Wall mounted radiator. Remote control LED colour changing lighting.

**Garden**

Decked area to inset Koi pond. Gazebo and decking area with seating and BBQ area. Patio area. Steps leading to childrens chip wood play area. Laid to lawn. Outside lighting. Tap. Mature trees and shrubs. Summerhouse with electric. Sauna and seating area. Currently used as gym and space for pool table.







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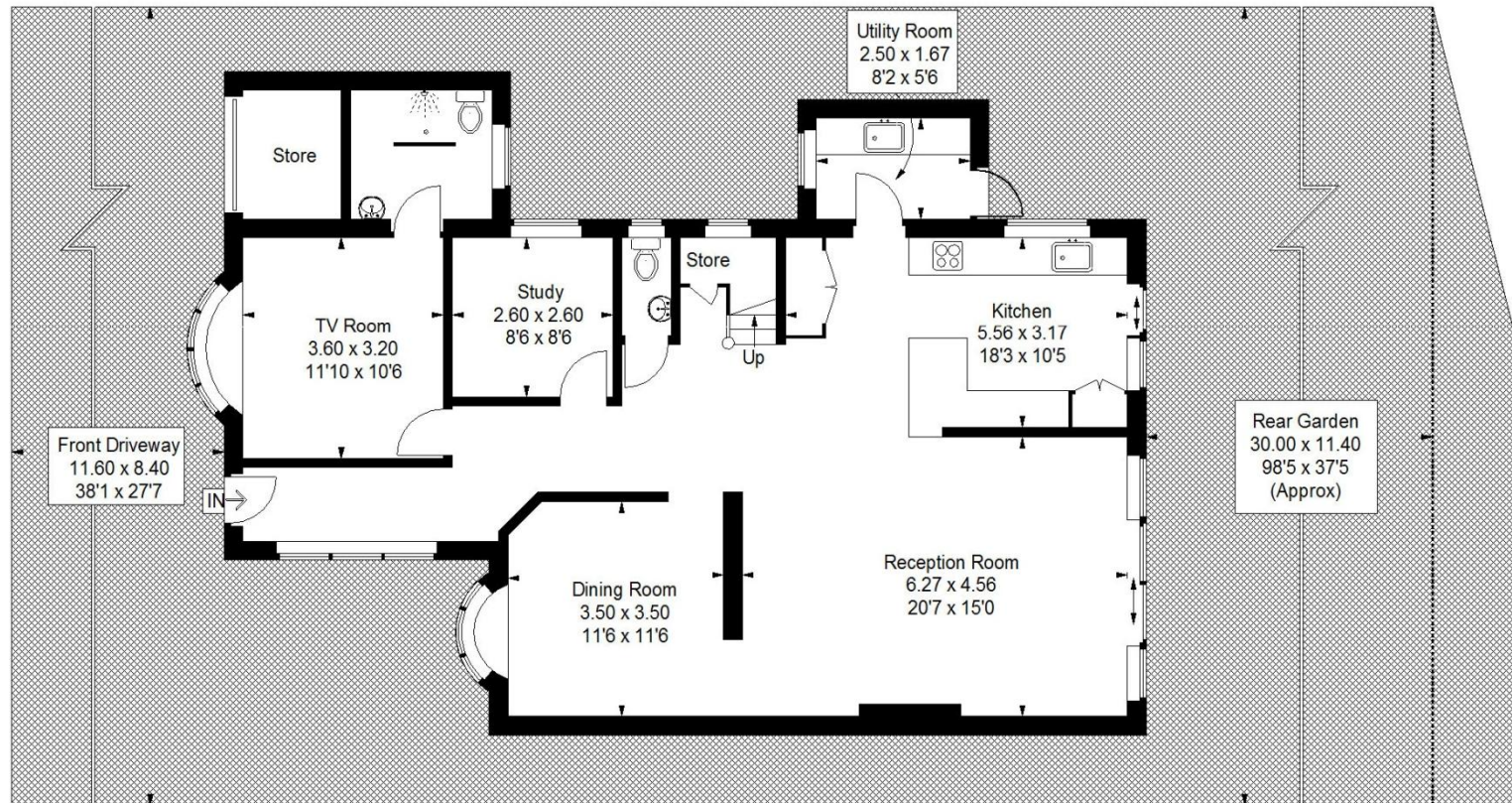
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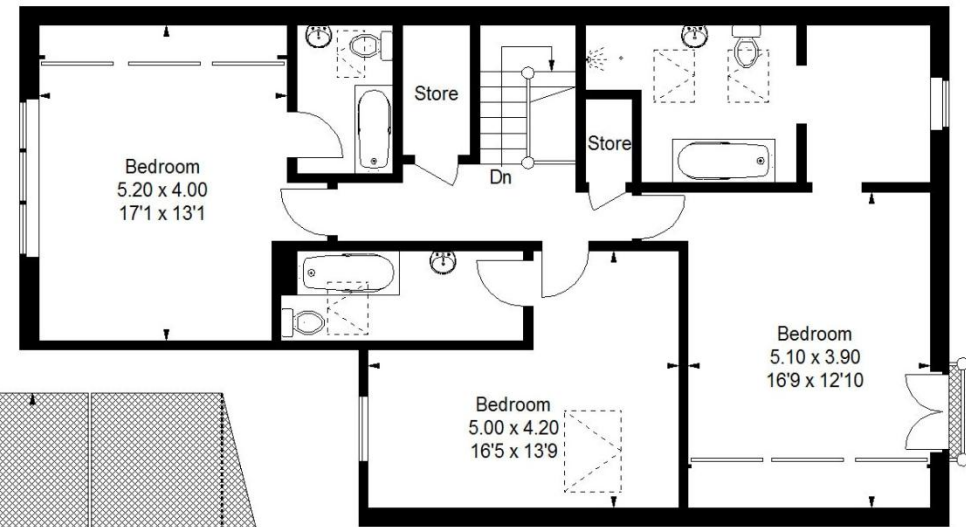
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.





Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 110.8 sq m / 1193 sq ft  
 First Floor = 97.9 sq m / 1054 sq ft  
 Store = 3.4 sq m / 36 sq ft  
 Total = 212.1 sq m / 2283 sq ft

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. (ID367880)