

Lullingstone Crescent



A superb purchase opportunity

Especially generous, extended and flexible accommodation

Stunning open-plan kitchen/dining/family space

Five great bedrooms, could easily be six, two being ensuite

Attractive southerly garden, double garage

£435,000



Multi-Award Wining



A fantastic purchase opportunity! This executive, 'Charles Church' built property, has seen significant rear extension which has further enhanced the already generous living accommodation, whilst numerous upgrades and remodelling have helped create a truly impressive family property. The rear extensions make the most of the generous, and private southerly garden, now delivering a stunning open-plan kitchen/dining/ living space which feels like the 'Hub' of the home, with large rear bi-fold's, ceiling Velux windows, and modern kitchen with quality surfaces and feature 'Log-Burner'.

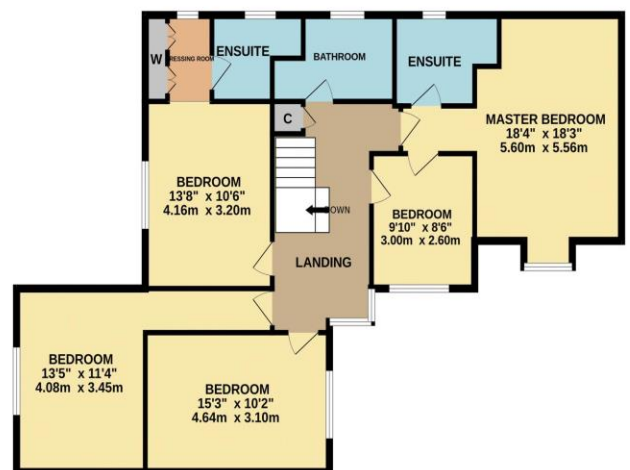
It has also delivered an additional snug/study to the ground floor, and a further large double bedroom on the first. The entrance hall has been opened into the former study, creating a fabulous lobby, please take a moment to examine the floor plan to gain an idea of the size, layout and flexibility of the extensive accommodation on offer. Occupying an enviable position, tucked away at the top of this desirable cul-de-sac, with parking for several cars, double garage, and large, enclosed garden, which is attractive, established, southerly and private.

Very briefly, the accommodation comprises an entrance lobby, cloakroom/WC, utility, lounge, study/snug and the afore mentioned kitchen/dining/family room to the ground floor. The first floor brings five great bedrooms, and could easily be remodelled to six, as bedroom 3 was formerly two separate rooms, whilst the fifth is currently optimised as a dressing to befit the 'Master'. The master also enjoys a modern ensuite, as does bedroom two, which also brings a fitted dressing room, separate family bathroom. Ingleby Homes recommended.

GROUND FLOOR
1415 sq.ft. (131.4 sq.m.) approx.



1ST FLOOR
1105 sq.ft. (102.7 sq.m.) approx.

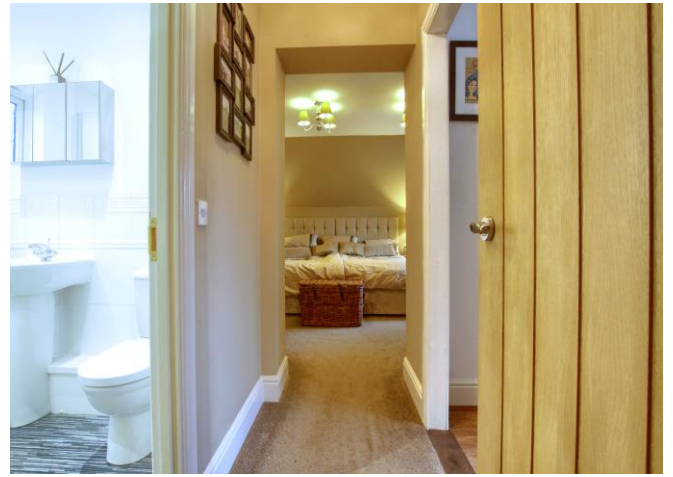


TOTAL FLOOR AREA: 2520 sq.ft. (234.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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“The Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: F

EPC Rating: TBC

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HOMES**
SALES & LETTINGS

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