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Spring Brook House Morton, £525,000

- INDIVIDUALLY DESIGNED FAMILY HOME
- LOUNGE, DINING ROOM AND OFFICE
- FOUR DOUBLE BEDROOMS
- SUPERB FITTED KITCHEN
- NO UPWARD CHAIN
- ENERGY RATING B



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Green and May are delighted to offer to the market this impressive individually designed detached family home occupying a desirable non estate position in the popular village of Morton. The property offers spacious and versatile accommodation, complemented by a generous plot and an attractive rear garden backing onto woodland. The property also benefits from solar panels providing hot water, and under floor heating, together with a security system and the automatic blinds are included within the sale.

Briefly the accommodation comprises: An inviting entrance hall with stairs rising to the first floor accommodation and guest cloakroom/WC with two piece suite. The main reception room is light and bright and has a media wall with electric fire and a built in unit with shelves and cupboards which are illuminated. The office has two windows and provides a versatile space to enhance modern family living, the separate dining room has double glazed French doors which open onto the rear garden. The well equipped fitted kitchen provides an excellent range of storage and preparation space. The kitchen also benefits from an adjoining utility room, providing plumbing for automatic washing machine and space for a tumble dryer.

Moving to the first floor the Master bedroom suite has a dressing room with plenty of wardrobe space and an en-suite shower room. There are three further double bedrooms all with fitted wardrobes, and there is also a family bathroom with four piece suite. The property is situated on a very generous plot with the back garden backing onto woodland which is teeming with wildlife and is ideal for relaxing and entertaining friends and family whilst sitting on the patio or the decking areas.

Offered for sale with no upward chain, this substantial and individually designed family home warrants and internal inspection to fully appreciate the accommodation, plot and position.

Accommodation



Entrance Hallway

With a double glazed door to the front with glazed side panel, under stairs store, karndean flooring and under floor heating and stairs rising to the first floor accommodation.



Cloakroom / W. C.

With guest suite comprising: feature wash bowl with vanity shelf, low level WC with concealed cistern, extractor fan, under floor heating useful store cupboard and double glazed window to the front elevation.



Lounge (19' 06" x 11' 07") or (5.94m x 3.53m)

Into Bay. This is a lovely light and bright reception room with double glazed bay window to the front elevation and double glazed window to the side. There is under floor heating, Karndean flooring, TV media wall with illuminated shelves, cupboards and a feature electric fire.



Office (11' 03" x 7' 08") or (3.43m x 2.34m)

With double glazed windows to the side and rear elevations, ceiling spot lights, under floor heating and TV aerial connection point.



Dining Room (11' 03" x 10' 11") or (3.43m x 3.33m)

This is a lovely room ideal for entertaining family and friends with double glazed doors over looking the rear garden, under floor heating, tiled floor, TV aerial connection point ceiling spot lights and feature illuminated shelving.



Fitted Breakfast Kitchen (15' 08" x 15' 02") or (4.78m x 4.62m)

This is an amazing breakfast kitchen which has definitely got the WOW factor. With a comprehensive range of wall and base units which incorporate drawers and feature granite work surfaces and complementary tiling to the walls. There is a Belfast sink unit and built in appliances to include a range style cooker with two ovens, warming drawer and an electric hob, with splash back and extractor chimney over. There is also a dishwasher and a wine fridge. The breakfast bar has further cupboards below and there is a further seating area, TV aerial connection point, pantry, tiled floor with under floor heating, ceiling spot lights, door to the utility room and double glazed windows to the side and rear and a double glazed door.



Utility Room (8' 01" x 5' 10") or (2.46m x 1.78m)

With stainless steel sink unit with mixer tap, plumbing for automatic washing machine and space for tumble dryer, work surfaces, tiled floor with under floor heating, ceiling spotlights, door to the garage and a unit which provides ample storage.

Landing

With Built in cupboard housing the hot water tank which provides solar panel hot water. There is also access to the loft space.



Master Bedroom (14' 08" x 11' 07") or (4.47m x 3.53m)

Plus recess. This is a beautifully laid out Master bedroom suite with double glazed window to front elevation, under floor heating, TV aerial connection point and archway to the dressing area.



Dressing Room

The dressing area has an abundance of fitted wardrobes and drawers, and dressing table providing ample storage. There are ceiling spot lights and under floor heating.



En - Suite Shower Room

This is a chic en-suite with double walk-in shower enclosure with rain fall and hand held shower heads, low level WC with concealed cistern wash hand basin with ample storage and vanity shelf. There is tiling to the walls and floor, extractor fan, heated towel rail and double glazed window to the rear elevation.



Bedroom 2 (12' 08" x 9' 01") or (3.86m x 2.77m)

With a range of fitted wardrobes with hanging rails and shelving, double glazed window to the front elevation, under floor heating and TV aerial connection point.



Bedroom 3 (13' 04" x 10' 04") or (4.06m x 3.15m)

Plus wardrobe depth. With double glazed window, under floor heating and a range of fitted wardrobes with hanging rails and shelving.



Bedroom 4 (12' 07" Max x 9' 02") or (3.84m Max x 2.79m)

Plus wardrobe depth. With under floor heating, double glazed window and a range of fitted wardrobes with hanging rails and shelving.



Bathroom

With four piece suite comprising: bath telephone hand set hand held shower attachment, wash hand basin low level WC and separate shower enclosure. There is complementary tiling to the walls and floor, ceiling spot lights, heated towel rail and double glazed window.

Former Garage (10' 09" x 10' 06") or (3.28m x 3.20m)

With rolled shutter door, light, power, gas central heating boiler and door to the utility room.



Outside

To the front of the property there is a resin driveway which provides off road car parking and access to the former garage. There is a small piece of land between the brick boundary wall and the pavement, which belongs to the highways department, which the vendors have a transferable licence. To the rear of the property there is a generous enclosed garden with paved patio and raised decking areas ideal for relaxation and entertaining family and friends. The remainder of the garden is laid to lawn and is surrounded by well established trees, bushes and shrubs and is teeming with wildlife. There are some slated areas, a rockery and a garden shed with light and power.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the sellers ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:81

Tenure

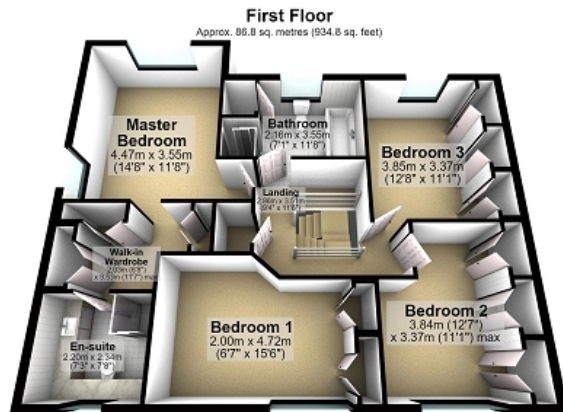
We are informed that the tenure is Freehold

Council Tax

Band E

Directions

For Satellite navigation the Post Code is DE55 6HN



Total area: approx. 183.0 sq. metres (1969.8 sq. feet)
Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure its accuracy at time of creation
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.