

*** ONLINE VERSION *** | Beacon Heath Road, Heath Barton

£399,950



DRE0506

Detached

6 Bedrooms

A beautifully presented and spacious detached property with many added features including a roof patio and swimming pool

* LOUNGE * DINING ROOM * KITCHEN * STUDY/BEDROOM 5 * MASTER BEDROOM WITH ENSUITE * 4 FURTHER BEDROOMS (ONE WITH ROOF CONSERVATORY AND TERRACE) * FAMILY BATHROOM * WC * DAY ROOM * UTILITY * INDOOR SWIMMING POOL * PUMP ROOM * SAUNA ROOM * GARDEN * PARKING *

DESCRIPTION & LOCATION

St George offers any prospective purchaser the chance to own a property that is almost unique. It would perfectly suit two families living together, as it has more than ample space, or a single family that wants to make the most of their leisure time, but without the usual high maintenance normally associated with a house of this size.

The superb accommodation comprises of a large lounge/dining room, recently refitted kitchen, 6 bedrooms, including a large master suite and one which benefits from a lovely roof conservatory and terrace, a recently refitted family bathroom and cloakroom.

In addition to the substantial accommodation, St George also has another huge asset. There is an superb indoor heated swimming pool, which is well specified with dehumidifier and 'jet stream' and an adjoining gym/sauna room, with a sauna cabin and shower facilities. With direct access to the lounge, there is also a spacious, partly decked courtyard garden at the rear of the property. The property also benefits from extensive parking, plus a garage with a adjoining office.

In essence St George is a beautifully presented and well specified property that really must be viewed, as the features and benefits of the house really are too large to list here.

DIRECTIONS

From the City centre, at the roundabout at the top of Sidwell Street, proceed up Old Tiverton Road to the next roundabout. Take the third exit into Prince Charles Road, which becomes Beacon Lane. Pass the Beacon Heath shops and continue along Beacon Heath until you see the property on the left hand side.

ACCOMMODATION, with approximate measurements only, comprise

The accommodation with approximate measurements comprises the following:

UPVC double glazed front door and side panel to.....

RECEPTION HALL Radiator, coved and textured ceiling, door to inner hall leading to ground floor bedrooms, bathrooms and further stairs rising to first floor. Doors to....

LOUNGE 16' 3 x 13' 4 (4.95m x 4.06m) Attractive tiled and timber fireplace with inset flame effect gas fire, double radiator, television aerial point, telephone point, satellite connection point, dimmer switch, coved and textured ceiling. Window with front aspect, open to

DINING AREA 11' 2 x 10' 4 (3.4m x 3.15m) Double radiator, telephone point, attractive oak laid floor, coved and textured ceiling, double glazed patio. Door opening onto rear garden.

KITCHEN 11' 9 x 10' 10 (3.58m x 3.3m) Quite recently refitted with an attractive range of base and eye level storage units with plinth and concealed down lighting. Inset one and a half bowl stainless steel sink unit and mixer tap with adjoining marble effect roll edged work top surface in tiled surround, matching breakfast bar, gas point and double width cooker space with stainless steel extractor hood over. Additional appliance space, radiator, tiled floor, ceiling spotlights, serving hatch to dining room, window with pleasant wooded outlook to rear.

STUDY/BEDROOM 6 12' 2 including wardrobe depth x 8' 8 (3.71m x 2.64m) Two radiators, two double fitted wardrobes, television aerial point. Window to front aspect.

INNER HALLWAY Double radiator, window to rear. Doors to...

MASTER BEDROOM 17' 1 x 12' 10 (5.21m x 3.91m) Two radiators, television aerial point, wall light points, coved and textured ceiling. Inset feature fireplace. Window to front aspect. Door to...

EN-SUITE BATHROOM 9' 10 x 8' 6 (3m x 2.59m) Fully tiled with spa bath on raised tiled plinth, close coupled WC, bidet, wash hand basin, fitted mirror with lighting to either side, shaver point, two heated towel rails, extractor fan, tiled floor, obscure window.

BEDROOM 5 12' 2 x 10' 10 (3.71m x 3.3m) Double radiator, a range of quality fitted bedroom furniture, including wardrobes with over bed storage cupboards, fitted headboard, dressing tables and a chest of drawers, wall light point, television aerial point. Window with front aspect.

FAMILY BATHROOM Recently refitted with a superb contemporary 3 piece suite comprising of panelled bath with shower attachment and screen, pedestal wash hand basin and low level wc, all with matching chrome sanitary ware and matching gel and shampoo dispensers. Mirror-fronted medicine cabinet with integral lighting, plus wall mounted mirror with integral lighting. Fully tiled walls with discreet spiral motif, radiator, opaque window and door to day room.

DAY ROOM 26' 7 max. x 7' 10 max. (8.1m x 2.39m) Overlooking both the pool area and the rear garden. Wall mounted boiler, two UPVC double glazed sliding patio doors, further UPVC double glazed door to garden, tiled floor, timber panelled ceiling with recessed lighting, telephone point, connecting door to bathroom, door to fully tiled shower cubicle with shower unit, UPVC double glazed door to covered side area with tiled floor and door to side.

UTILITY 7' 10 x 4' 11 (2.39m x 1.5m) Fitted base storage cupboards with roll edged work top surface over, plumbing and space for washing machine. Window to side.

PUMP ROOM 11' 6 x 7' 10 (3.51m x 2.39m) Housing pump and filter equipment, appliance space, fitted shelving and gas boiler.

POOL ROOM 31' 2 x 22' 8 (9.5m x 6.91m) Featuring a superb pool extending approximately 24' x 10' (7.32m x 3.05m) having been recently refurbished with a tiled recreation area to the sides, wall heater and dehumidifier, wall lights, sliding patio doors opening onto the garden.

SAUNA / GYM ROOM 14' 1 x 12' 2 maximum (4.29m x 3.71m) With tiled floor, window to rear, doors to separate double width shower cubicle and shower unit and **SAUNA** 5' 11 x 5' 11 (1.8m x 1.8m)

FIRST FLOOR LANDING Hatch to roof space. Door to.....

BEDROOM 2 14' 9 maximum into recess x 11' 2 plus depth of fitted wardrobe(4.5m x 3.4m) Radiator, range of fitted bedroom furniture including wardrobes with storage cupboards along one wall, matching dressing table, fitted headboard with bedside tables to either side. Built in cupboards either side of alcove, door to eaves storage area, window to front with pleasant wooded outlook.

BEDROOM 3 14' 9 x 10' 10 including depth of fitted wardrobe (4.5m x 3.3m) Radiator, two double fitted wardrobes with storage cupboards over, further built in cupboard, television aerial point, dimmer switch, door to eaves storage area. Window with outlook to front.

W.C Fully tiled with WC and pedestal wash hand basin. Obscure window.

A second staircase, from inner hall, leads up to.....

BEDROOM 4 13' 9 x 10' 8 reducing to 7' 10 (4.19m x 3.25m) (2.39m) Radiator, laminated floor, window with front aspect. Door to conservatory and..

ENSUITE WC Low level WC, pedestal wash hand basin in tiled splashback, radiator, laminated floor, obscure window.

ROOF CONSERVATORY 12' 2 x 11' 6 (3.71m x 3.51m) Being very private with pleasant views with tiled floor, wall light points, television aerial point. Door to.....

ROOF PATIO 13' 5 x 11' 10 (4.09m x 3.61m) Walled with wrought iron railings and open views across adjoining fields and woodland.

OUTSIDE At the front of the property there is an 'in and out' driveway that offers ample parking and access to

TANDEM GARAGE 29' 6 x 9' 2 (8.99m x 2.79m) (In total) With power and light, inspection pit, windows to rear and side and personal door to. The rear end of the garage is currently partitioned off, to form a useful office.

REAR GARDEN The rear garden is perfect for a purchaser not wanting to be tied to never ending weekend gardening duties and features a tiled and covered veranda overlooking a paved patio area. This steps up to a further timber decked sun patio. The garden enjoys a particularly pleasant aspect, not being overlooked and enjoys views over gardens and woodland.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.









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