



Plot 5, Blacksmiths Lane Crothorne

- Five bedroom detached NEW BUILD
- Exclusive development by Juliff Homes
- Views to Bredon Hill to the rear
- Sought after village location
- NHBC guaranteed
- High quality finish throughout

£525,000

Plot 5, Blacksmiths Lane, Crothorne

Plot 5 (of approx. 2,500 sq. ft. gross external) is one of four luxury new builds on the latest development by Juliff Homes. The property is traditional in design whilst being fitted to a high specification throughout including oak veneered doors and Karndean flooring in hall, kitchen and bathrooms. Lounge with open chimney and feature bay window to front aspect, superb kitchen/dining/family rooms (with integrated appliances and bi-fold doors into the rear garden), a separate study/play room, utility and cloakroom on the ground floor. The first floor has five bedrooms, master having an en-suite and a family bathroom. Detached double garage (with light, power and electric door) and block paved drive. Enclosed rear garden with VIEWS TO BREDON HILL. NHBC Guaranteed.

Entrance Hall:

Double glazed entrance door with obscure side panel. Stairs to first floor with cupboard below. Karndean flooring. Under floor heating control.

Lounge: 22' 4" x 12' 4" max into bay (6.80m x 3.76m)

Double glazed bay window to the front aspect. Feature fireplace with open fire. Two pendant light fittings. Under floor heating control.

Study: 13' 1" x 7' 2" (3.98m x 2.18m)

Double glazed window to the front aspect. Under floor heating control.

Kitchen/Dining/Family Room:

33' 6" x 9' 9" (10.20m x 2.97m)

Double glazed bi-fold doors and windows overlooking the rear garden. Kitchen area fitted with a range of gloss wall and base units surmounted by granite work surface. One and a half bowl sink and drainer with spray arm mixer tap. Bosch integrated appliances: Dishwasher; fridge freezer; double oven; hob with extractor hood; lamona wine cooler. Karndean flooring.

Utility Room: 8' 10" x 5' 7" (2.69m x 1.70m)

Double glazed door to the side aspect. Wall and base units with work surface. Space for washing machine. Cupboard housing Bosch LPG-fired boiler. Karndean flooring.

Cloakroom:

Vanity wash hand basin and flow flush w.c. Karndean flooring. Extractor fan.

Landing:

Airing cupboard housing pressurised hot water system. Access into loft. Radiator.

Master Bedroom: 13' 4" x 12' 7" (4.06m x 3.83m)

Double glazed window to the front aspect. Double fitted wardrobe. Radiator.

En-Suite:

Obscure double glazed window to the front aspect. Shower cubicle with mains fed twin head shower. Vanity unit with wash hand basin and low flush w.c. Half height tiling. Karndean flooring. Extractor fan.

Bedroom Two: 13' 1" x 9' 7" (3.98m x 2.92m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three: 13' 1" x 9' 3" (3.98m x 2.82m)

Double glazed window to the front aspect. Radiator.

Bedroom Four: 9' 9" x 9' 0" (2.97m x 2.74m)

Double glazed window to the rear aspect. Radiator.

Bedroom Five: 10' 4" x 5' 9" (3.15m x 1.75m)

Double glazed window to the rear aspect. Radiator.

Bathroom:

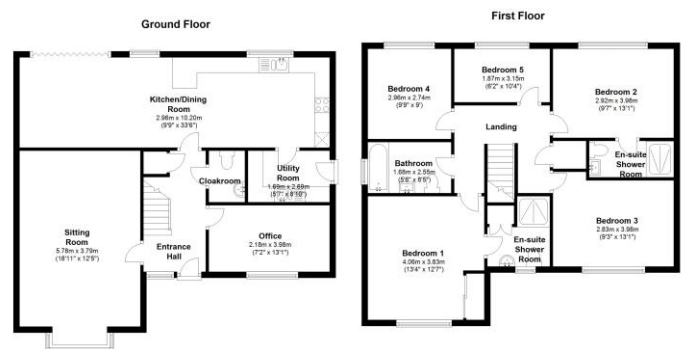
Obscure double glazed window to the side aspect. Panelled bath with mixer/shower head tap. Vanity wash hand basin. Low flush w.c. Heated towel rail. Half height tiling. Extractor fan.

Rear Garden:

The enclosed rear garden is laid to lawn with gated side access. Access into the garage. VIEWS TO BREDON HILL.

Double Garage:

With electric door, light and power.



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