

Redstone

Lower Langwith, , Collingham LS22 5BX

£599,950 | Freehold



RECEPTION LOBBY

Approached from a covered entrance porch way through a panelled and double glazed entrance door with matching side screens. Radiator. Double doors to the utility room. Door to a walk through cloaks storage approach to the garage. Door to the Kitchen.

WALK THRO' CLOAKROOM

Converted from part of the rear of the original garage. Cloak room area with additional two door storage cupboard and personal door to garage.

UTILITY ROOM

10'6" x 5'10" (3.20 x 1.78)

Extended and converted from part of the original garage. Fitted with base and matching wall mounted cupboards to two walls. Granite effect work surfaces with space and plumbing for washing machine. Vent for tumble dryer. Space for freezer. Recessed down lighters. Radiator. Solid wood flooring. PVCu double glazed door and side window to rear gardens.

KITCHEN

14'10" x 12'0" (4.52 x 3.66)

Impressive and comprehensively re fitted by Interiors of Harrogate, with an extensive range of contemporary styled floor and wall mounted units with glass tiled splash backs and granite effect work surfaces including an inset one-and-a-half bowl Franke stainless steel sink unit with mixer tap. Inset four-ring Siemens induction hob with Elicia professional stainless steel extractor canopy above and adjacent unit housing Siemens fan assisted oven and separate microwave. Integrated Siemens dishwasher. Range of opaque glass wall mounted units and housing for American style fridge/freezer (the existing Siemens appliance is available by separate negotiation) with wine rack above. Recessed down lighters to ceiling. Contemporary Bisque central heating radiator and Pergo flooring which extends into the open plan dining area. PVCu double glazed window overlooking the landscaped rear gardens.

OPEN PLAN DINING AREA

10'10" x 9'10" (3.30 x 3.00)

Double glazed french doors and matching side screens opening directly onto the private raised rear sun terrace. Double radiator. Recessed down lighters to ceiling. Door to the inner hallway. Open plan access to the main living room.

OPEN PLAN LIVING ROOM

26'0" x 12'4" (7.92 x 3.76)

Feature 15'0" high vaulted ceiling. Open tread bespoke staircase with stainless steel and glazed balustrade leading to the galleried 1st floor landing. PVCu double glazed windows and integrated large sliding doors overlooking and opening directly onto a southerly facing sun terrace and private landscaped gardens beyond, extensive range of wall light points - up and down lighters - wiring for integrated sound system extending into Dining Room and Kitchen, matching contemporary Bisque feature radiators and additional double radiator.

INNER HALLWAY

Doors off to:

PLAYROOM/ BEDROOM 5

17'10" x 9'11" max (5.44 x 3.02 max)

PVCu double glazed French doors to the rear. Double radiator. Range of contemporary opaque glass fronted sliding door storage shelving and matching two door shelved unit to one wall.

HOME OFFICE/ BEDROOM 6

16'3" x 15'6" max (4.95 x 4.72 max)

PVCu double glazed windows and matching french doors to the front gardens. 2 double radiators. Broadband connection point.

GUEST SHOWER ROOM

Attractive refitted contemporary fittings from Westfield Interiors comprising a shower cubicle with Grohe stainless steel adjustable high pressure shower, white pedestal washbasin and low level wc Full height tiling. Recessed down lighters. Ceramic tiled floor and double radiator. Extractor fan.

FIRST FLOOR LANDING

Attractive galleried aspect over the large living room. Built in shelved cupboard. Access to all bedrooms.

BEDROOM 1

16'3" x 15'10" (4.95 x 4.83)

An excellent self-contained bedroom suite - accessed via a dressing area with contemporary opaque glazed sliding doors to a large wardrobe area. PVCu double glazed window to front and twin double glazed Velux windows providing optimum light and delightful panoramic views across the front garden. Wall mounted storage cabinet. 2 double radiators. 2 wall light points. TV point.

EN-SUITE SHOWER ROOM

Comprehensively re fitted with a large walk-in shower enclosure having curved glazed screen, high pressure shower and adjustable handset. Large feature vanity unit incorporating a white contemporary Catalano washbasin with cabinets below. Low level wc Recessed linen shelving. 2 PVCu double glazed windows to the side. Ladder style heated towel rail. Recessed down lighters. Extractor fan Full height wall tiling and tiled floor.

BEDROOM 2

14'10" x 12'0" (4.52 x 3.66)

Comprehensive fitted wardrobes to 2 walls, with display shelving and fitted dressing table with adjacent chests of drawers. Large vanity mirror with concealed down lighters and top cupboards. Double radiator. PVCu double glazed window overlooking the rear gardens. 2 wall light points and television point.

BEDROOM 3

11'6" x 8'8" (3.50 x 2.63)

PVCu double glazed window to rear. Double radiator.

BEDROOM 4

8'8" x 7'8" (2.63 x 2.34)

PVCu double glazed window to the rear. Radiator. Built-in wardrobe. Access to insulated roof void.

BATHROOM

Refitted white contemporary suite comprising bath with a mosaic tiled surround. Grohe adjustable shower. Wall mounted washbasin and low level w.c. Ladder style heated towel rail and extractor fan.

FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

FLOOR PLAN - FIRST FLOOR

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ATTACHED GARAGE

16'4" x 13'8" (4.98 x 4.17)

Up-over door to the front driveway. Light, power and water. Window to the side. Roof eaves storage space. Potterton wall mounted condensing boiler. Personal door to the cloakroom and onto the reception hall.

OUTSIDE FRONT

The property is approached from Lower Langwith via a 5 bar gate set

within ornamental stone walls surmounted by timber fencing. A tarmac driveway leads to the front and approach to the garage. The front and side garden areas are fully enclosed and fenced, bounded to the south by a mature screen comprising a combination of deciduous and coniferous trees; the landscaped front garden areas are predominantly laid to lawns with a substantial stone patio along the entire frontage of the property bounded by a flower beds and raised borders set within stone walls.

REAR GARDENS

The private rear garden areas are fully enclosed and can be accessed from either side of the property with a substantial professionally constructed raised stone sun terrace and adjoining timber sun deck with ornamental lighting, steps from which lead to a shaped lawned area, apple and pear trees, mature screening hedgerows and a further paved seating area with lighting.

REAR TERRACE AND GARDENS

COUNCIL TAX BAND

This property has been placed in Valuation Band G.

ENERGY PERFORMANCE GRAPHS

SERVICES

All mains services are understood to be connected to this property.

MORTGAGE ADVICE

To enable you to receive the right mortgage and insurance advice and find out how much you can borrow, we are associated with Concept Mortgages Ltd who will search the whole of the market for a product ideally suited to your personal circumstances, saving you time and money - written quotations available on request and subject to status. To take advantage of this service contact our office on 01937 589388. Concept Mortgages Ltd is an appointed representative of Personal Touch Financial Services Ltd, which is authorised and regulated by the Financial Services Authority.

Your home is at risk if you do not keep up payments on a mortgage or other loan secured on it.

GENERAL

Maxwell Hodgson Ltd wish to inform prospective purchasers that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubt. All measurements are approximate and should not be relied upon for carpets or furnishings.



Directions

Corner plot. Private gdns