





A SIMPLY BEAUTIFUL family home offering **GENEROUS** amounts of living space and located with the **HIGHLY DESIRABLE AREA** of **MARSHALSWICK** and within a short walk of Sandringham School.

Offers Over: £1,250,000

As you enter the property you are welcomed by a spacious hallway giving access to a generous lounge, beautiful kitchen/diner, garage and cloakroom. The kitchen /diner is truly the heart of this fabulous home with a range of modern fitted units with central island and breakfast bar. The room opens into the dining area with part vaulted ceiling and a further seating area with glazed roof washing the entire area in natural light. There are five good size bedrooms arranged over two floors with guest bedroom and en-suite, three further bedrooms and family bathroom to the first floor and the principle bedrooms with en-suite and attractive feature wall and exposed ceiling beams to the upper floor. Outside the property enjoys a sizeable westerly facing and secluded rear garden with the added luxury of a heated swimming pool and the front offers ample parking.

EPC Rating: C 69
Council Tax Band: F





Entrance Hall

Lounge 6.55m x 3.49m (21'6" x 11'5").

Kitchen/Living/Dining 7.94m x 6.02m (26'1" x 19'9").

Utility Room

Cloakroom

Bedroom 1 4.42m x 4.21m (14'6" x 13'10").

Ensuite Shower Room

Bedroom 2 3.30m x 3.10m (10'10" x 10'2").

Ensuite Shower Room

Bedroom 3 3.33m x 3.24m (10'11" x 10'8").

Bedroom 4 3.13m x 2.37m (10'3" x 7'9").

Bedroom 5 3.06m x 2.37m (10' x 7'9").

Bathroom

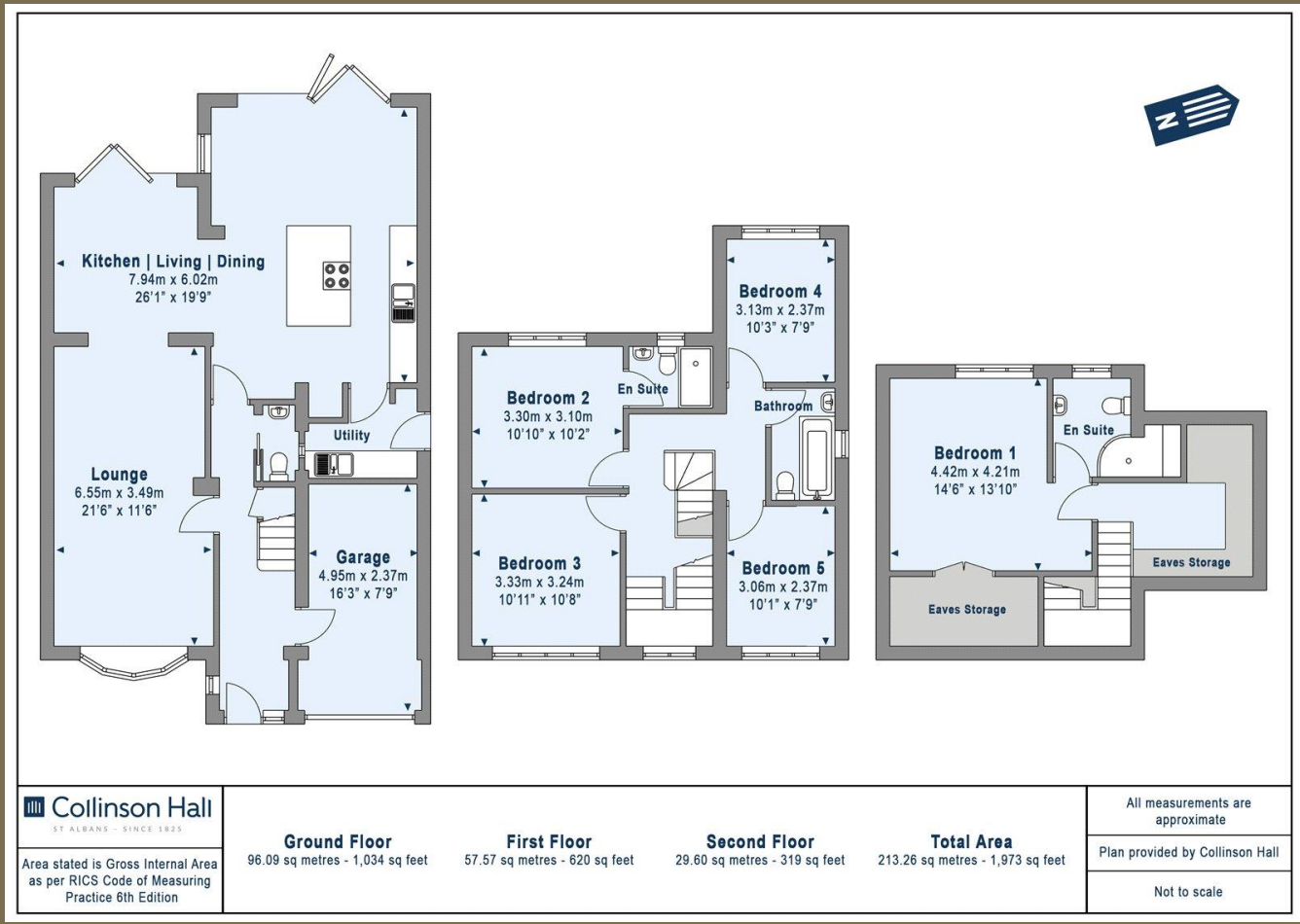
Garden

Swimming Pool

Garage 4.95m x 2.37m (16'3" x 7'9").







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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