

# Earlswood Orton Brimbles

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- A beautifully presented detached property
- Sought after area of Earlswood in Orton Brimbles
- Improved and maintained to a high standard
- Refitted open-plan kitchen
- Contemporary feel throughout
- Large plot with a wrap-around garden
- Overlooking an open greenbelt to the front
- Gated access to the driveway and double garage
- Four bedrooms, en-suite and family bathroom
- EPC Rating: TBC



## The Property

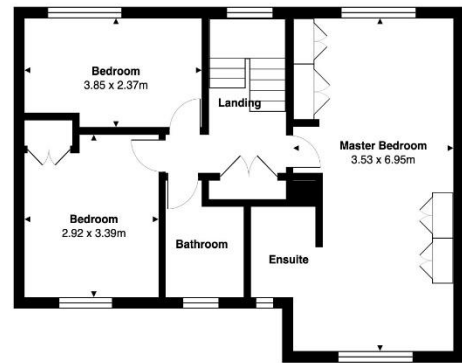
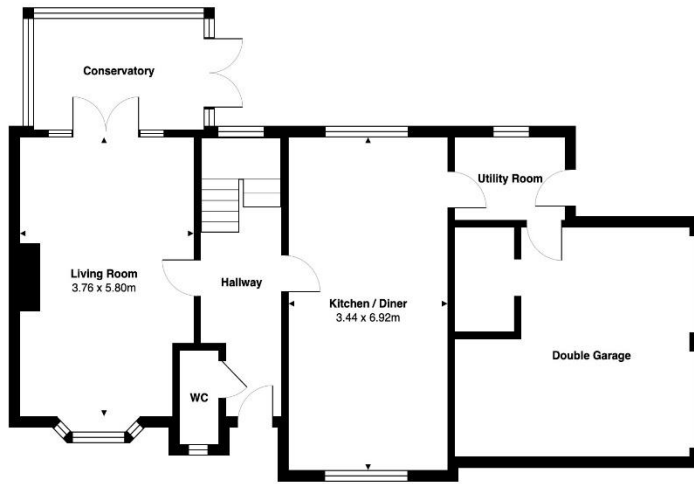
A beautifully presented detached property in the sought after area of Earlswood in Orton Brimble, The property has been improved and maintained to a high standard by the current owners including a refitted open-plan kitchen with the property having a contemporary feel throughout. It sits on a large plot with a wrap-around garden overlooking an open greenbelt to the front and has gated access to the driveway and double garage. Internally the property briefly comprises entrance hall, sitting room, conservatory, open-plan kitchen/dining room, good sized utility room, four bedrooms, en-suite and family bathroom.

The property is accessed by a spacious hallway with stairs giving access to the first floor and a refitted downstairs cloakroom. From the hallway there is a door giving access to the dining room and open plan kitchen and sitting room. The sitting room has a contemporary fireplace, large window to the front and access through to the conservatory at the rear of the property. The conservatory is of uPVC construction with a glass roof and french doors giving access to the garden. The kitchen is dual aspect with windows overlooking the front and rear gardens and has been refitted with a contemporary shaker style kitchen with a range of base and wall units and fitted appliances. There is a large breakfast bar and ample space for dining or seating area and access to the utility room. The utility room gives access to the rear garden and double garage.

On the first floor at present the owners have a three bedroom configuration but this could easily be converted back to four bedrooms with stud partition. The master bedroom is dual aspect with windows overlooking the open green-belt to the front and the rear garden, has fitted wardrobes and an open-plan contemporary en-suite shower room. There are two further double bedrooms and a contemporary family bathroom.



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## Outside

There is a gated driveway providing off-road parking for several vehicles leading to the double garage with up and over doors, power and lighting. The double garage has a section fitted out as an additional utility area. The rear garden wraps around the property and has decking and seating areas mainly laid to lawn with a variety of shrubs and borders.



EPC Rating: TBC

Tenure: Freehold







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