



Raby Drive, Raby Mere

£525,000



LESLEY HOOKS
ESTATE AGENTS





Set within the most prestigious position on Raby Drive, this exceptional four-bedroom detached residence offers refined, contemporary living in an enviable elevated setting with far-reaching panoramic views across mature woodland.

Finished to an impressive standard throughout, the property features multiple elegant reception spaces, including a beautifully appointed formal lounge, a stylish converted office, and a relaxed rear sitting area designed for modern family living with space for a media wall or large television.

The heart of the home is the expansive designer kitchen, perfectly suited for both everyday living and entertaining, complemented by a separate utility room and a sleek ground-floor WC. Elevated at the rear, the property opens onto a private balcony, an idyllic spot to enjoy breakfast or evening drinks while taking in the uninterrupted views. From here, access leads to a charming summer house, providing a tranquil retreat overlooking the garden. A garage completes the practical offerings.

The landscaped rear garden is arranged over levels, with steps leading down to a substantial lawned area, ideal for family recreation and outdoor entertaining.

The first floor hosts four generously proportioned bedrooms, including a luxurious principal suite with a contemporary en-suite shower room, alongside a beautifully finished family shower room.

To the front, a large private driveway provides parking for multiple vehicles, framed by attractive gardens on either side, enhancing the property's impressive kerb appeal.

Occupying the most sought-after location within the estate, this remarkable home combines privacy, space, and outstanding views—offering a lifestyle of comfort and distinction that any family would be proud to call home.



Entrance Hall

20'3" (6.17m) x 5'9" (1.75m)

Lounge

19'6" (5.94m) x 11'2" (3.4m)

Kitchen/Diner

26'6" (8.08m) x 12'2" (3.71m)

Utility Room

8'0" (2.44m) x 4'3" (1.3m)

Study/Play Room

19'2" (5.84m) x 8'2" (2.49m)

Downstairs WC

4'1" (1.24m) x 3'2" (0.97m)

Bedroom One

12'9" (3.89m) x 10'2" (3.1m)

En-Suite

5'6" (1.68m) x 5'1" (1.55m)

Bedroom Two

10'8" (3.25m) x 7'0" (2.13m)

Bedroom Three

10'10" (3.3m) x 10'2" (3.1m)

Bedroom Four

9'5" (2.87m) x 7'0" (2.13m)

Bathroom

7'8" (2.34m) x 7'2" (2.18m)

Summer House

10'7" (3.23m) x 9'0" (2.74m)

Garage

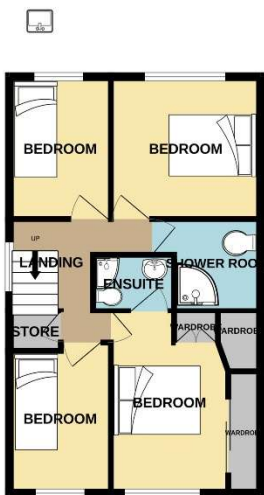
8'11" (2.72m) x 8'2" (2.49m)







FIRST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



GROUND FLOOR
789 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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