

AP MORGAN



Malthouse Lane, Earlswood
Offers in the region of £600,000

Features:

- Sought After Area
- Spacious Semi-Detached Dormer Bungalow
- Parking for Five Cars and Garage
- Great Condition Throughout
- Fitted Kitchen with Integrated Appliances
- Master Bedroom with En-Suite
- Orangery to the Rear with Lake Views
- Generous Rear Garden

Description:

Situated in the highly sought-after location of Earlswood, this immaculately presented four double bedroom semi-detached dormer bungalow offers beautifully appointed and deceptively spacious accommodation, finished to an exceptional standard throughout. The heart of the home is the stunning open-plan kitchen/dining room, complemented by a fabulous recently built orangery spanning the full width of the rear elevation and enjoying breathtaking views across the lakes.

Approach

The property is approached via a substantial private driveway providing off-road parking for up to five vehicles, in addition to a garage which is currently utilised as a workshop. The attractive frontage and generous parking provision create an impressive first impression.

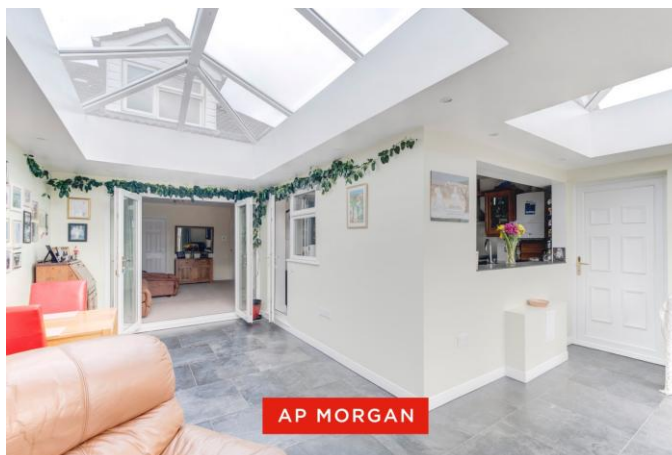
Accommodation

Once inside, the welcoming interior briefly comprises a spacious entrance hall, an elegant living room, and a superb open-plan kitchen/dining area ideal for modern family living and entertaining. The impressive orangery stretches across the rear of the property, flooding the space with natural light and perfectly framing the stunning lake views.

The ground floor also benefits from well-proportioned double bedrooms and a family bathroom. To the first floor, the dormer provides a generous principal bedroom with en-suite facilities, along with a further double bedroom, offering flexible accommodation for families or guests.

Outside

Moving outside, the property enjoys a beautifully landscaped and private rear garden with uninterrupted lake views. A large patio area provides the perfect setting for outdoor dining and entertaining, creating a wonderful extension of the living space during the warmer months.



Location

Ideally positioned within walking distance of local shops and eateries, the property is also conveniently placed for The Lakes railway station, providing excellent commuter links, as well as easy access to main road and motorway networks.

Details:

Porch

Hall

Living Room 15'11" x 12' (4.85m x 3.66m)

Dining Room 11'7" x 11'6" (3.53m x 3.5m)

Kitchen 12'10" x 11'9" (3.9m x 3.58m)

Wraparound Orangery 18'8" x 18'1" (5.7m x 5.5m) Both Max

Bedroom 2 15'11" x 12'1" (4.85m x 3.68m)

Bedroom 3 12'6" x 11'5" (3.8m x 3.48m)

Bathroom 7'11" x 7' (2.41m x 2.13m) Both Max

Landing

Master Bedroom 17'5" x 14'3" (5.3m x 4.34m) Both Max

En-Suite 7'8" x 6'6" (2.34m x 1.98m)

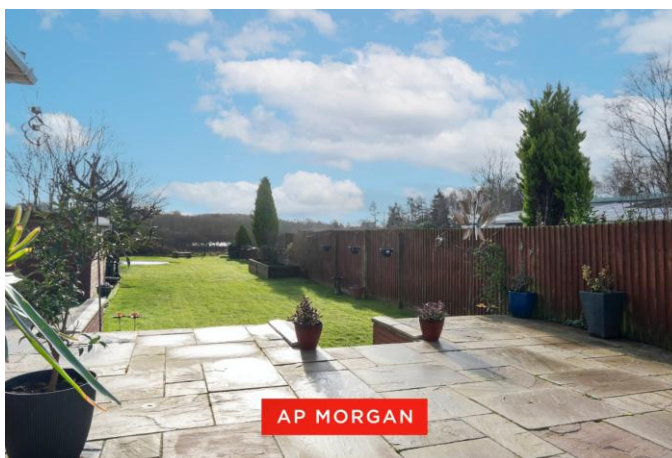
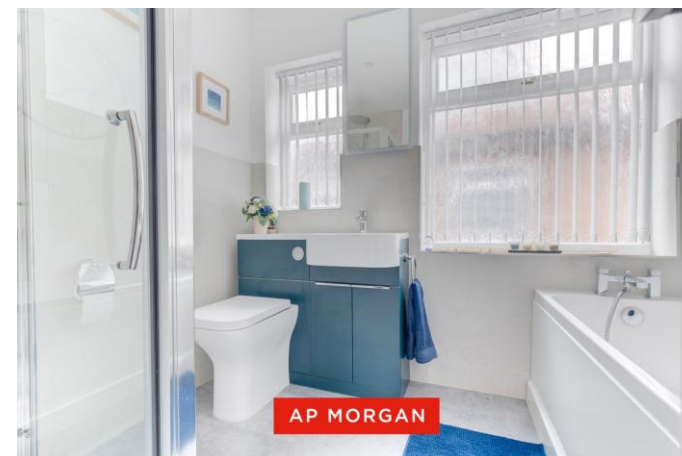
Bedroom 4 17'5" x 7'3" (5.3m x 2.2m) Both Max

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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Need a mortgage?

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Property to sell?

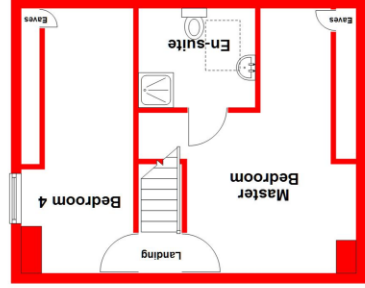
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Total area: approx. 166.6 sq. metres (1793.4 sq. feet)

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.

Plan produced using Planlup.

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