



## 4 Kings Croft, Ealand

£400,000 Freehold

A LUXURIOUS MODERN DETACHED FAMILY HOME · PART OF AN IMPRESSIVE SELECT DEVELOPMENT ·  
EXTENSIVELY UPDATED TO AN EXTREMELY HIGH STANDARD  
BREAKFASTING KITCHEN & UTILITY ROOM · 5 LARGE BEDROOMS  
APPOINTED FAMILY BATHROOM · FRONT DRIVEWAY & INTEGRATED REAR GARDEN · NOT TO BE MISSED WITH A VIEWING



**paul fox**  
*the family estate agents*

Luxurious 5-bed detached home (approx 2750 sq ft) with 2 en-suites, 3 receptions, modern kitchen, private gardens, driveway, garage, and quality fittings in a sought-after location.

Council Tax band: F

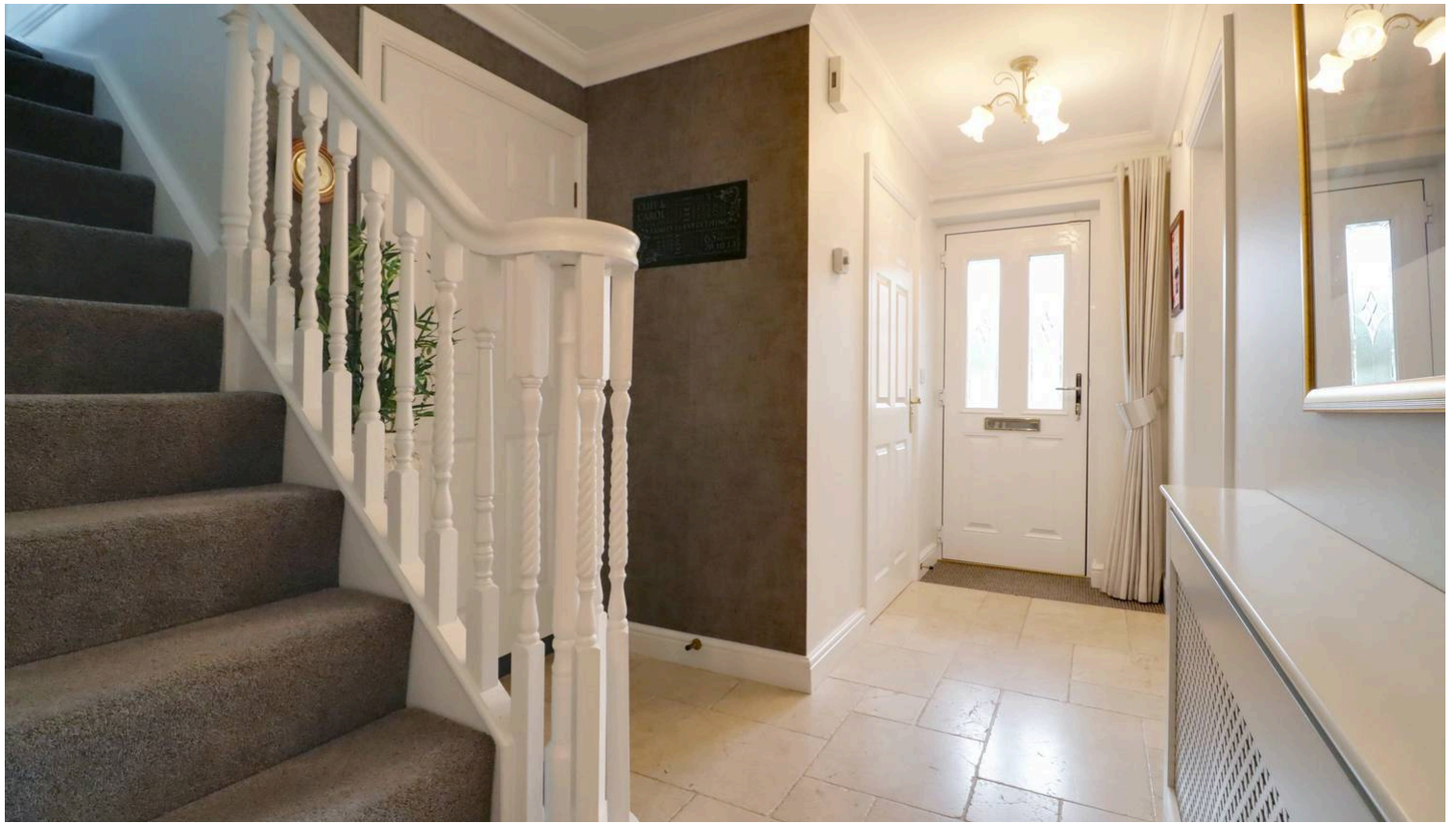
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A LUXURIOUS MODERN DETACHED FAMILY HOME
- PART OF AN IMPRESSIVE SELECT DEVELOPMENT
- EXTENSIVELY UPDATED TO AN EXTREMELY HIGH STANDARD
- 3 RECEPTION ROOMS
- QUALITY FITTED BREAKFASTING KITCHEN & UTILITY ROOM
- 5 LARGE BEDROOMS WITH 2 EN-SUITES
- BEAUTIFULLY APPOINTED FAMILY BATHROOM
- FRONT DRIVEWAY & INTEGRAL DOUBLE GARAGE
- PRIVATE LANDSCAPED REAR GARDEN
- NOT TO BE MISSED WITH A VIEWING ESSENTIAL TO FULLY APPRECIATE





### Central Reception Hallway

3' 11" x 19' 2" (1.19m x 5.83m)

Attractive composite double glazed entrance door with patterned glazing, stone tiled flooring, staircase leads to the first floor accommodation with open spell balustrading and grab rail, personal door through to the garage, wall to ceiling coving and wall mounted thermostatic control for the central heating.

### Cloakroom

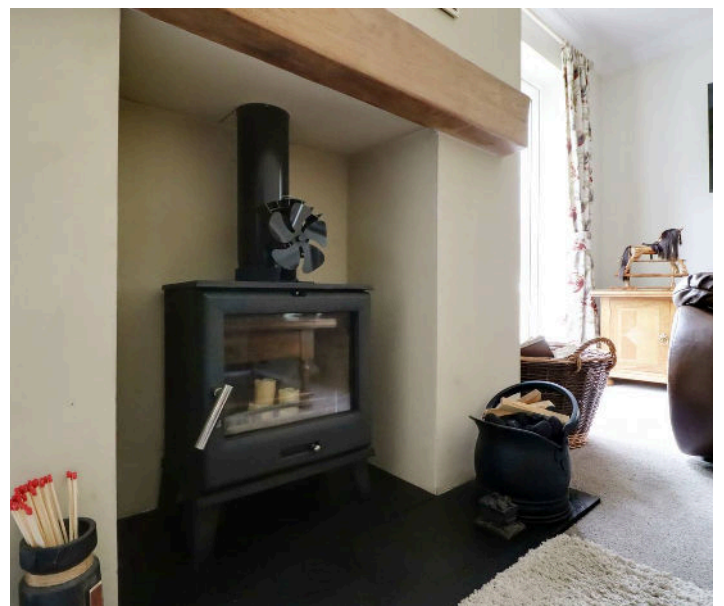
3' 1" x 6' 2" (0.93m x 1.88m)

Front uPVC double glazed window with patterned glazing and granite sill, enjoying a quality suite in white comprising close couple low flush WC with granite top, matching oval wash hand basin with storage beneath, continuation of matching tiled flooring from the entrance hallway and slate tiling to walls.

### Fine Main Living Room

19' 6" x 12' 4" (5.95m x 3.77m)

With twin rear uPVC double glazed French doors leading out to the garden, handsome central fireplace with an inset cast iron multi fuel stove with wooden beam mantel, TV point, wall to ceiling coving, twin ceiling rose, two double wall light points and internal uPVC double glazed door leads to;





### **Pleasant Side Garden Room**

10' 6" x 20' 10" (3.20m x 6.35m)

With surrounding uPVC double glazed windows, side French doors leads out to the garden, attractive wooden flooring with underfloor heating, hipped and pitched roof with inset modern ceiling spotlights and single wall light point.

### **Formal Dining Room**

12' 6" x 10' 8" (3.80m x 3.26m)

Plus a projecting uPVC double glazed square bay window, wall to ceiling coving and internal glazed door leads through to;

### **Impressive Fitted Breakfasting Kitchen**

12' 6" x 18' 3" (3.80m x 5.55m)

Enjoys a dual aspect with rear and side uPVC double glazed windows. The kitchen enjoys an extensive range of quality fitted shaker furniture with brushed aluminium style pull handles enjoying integral appliances and complementary wooden style top that incorporates a ceramic one and a half bowl sink unit with drainer to the side and central block hot tap, built-in six ring electric induction hob with broad overhead canopied extractor fan, eye level double oven and microwave, attractive wooden style flooring, central breakfasting island, inset ceiling spotlights and doors through to;





### Utility Room

6' 5" x 6' 10" (1.96m x 2.08m)

With internal composite door with fitted blind and adjoining uPVC window looks through to the rear entrance porch, matching base furniture to the kitchen that incorporates a built-in washer machine and dryer, wooden style top with tiled splash backs incorporating a ceramic sink unit with drainer to the side and block mixer tap.

### Rear Porch

6' 3" x 5' 6" (1.90m x 1.67m)

Surrounding uPVC double glazed windows, side composite entrance door with fitted blind leads to the garden, French tiled flooring and pitched roof with inset ceiling spotlights.

### First Floor Landing

6' 11" x 21' 7" (2.10m x 6.57m)

Continuation of open spell balustrading, wall to ceiling coving, loft access, large built-in airing cupboard with cylinder tank and shelving and doors through to;

### Master Bedroom 1

12' 6" x 16' 11" (3.80m x 5.15m)

Plus a projecting uPVC double glazed squared bay window, an extensive range of quality fitted bedroom furniture, TV point and doors through to;





### **En-Suite Shower Room**

7' 6" x 10' 2" (2.28m x 3.10m)

Twin front uPVC double glazed windows with patterned glazing providing a quality suite in white comprising a close couple low flush WC, his and hers vanity wash hand basin with storage beneath and overhead LED mirror, double walk-in shower cubicle with rainwater head and glazed screen, marbled tiled floors and walls, inset ceiling spotlights, heated towel rail and extractor.

### **Front Double Bedroom 2**

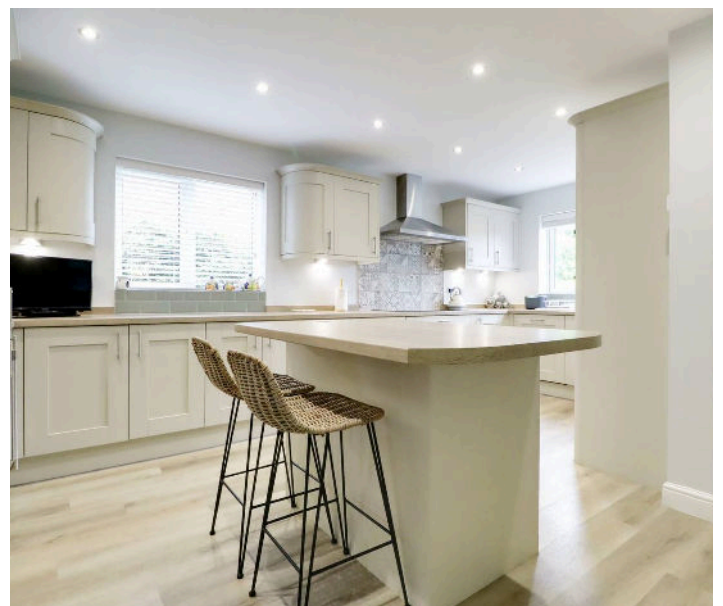
10' 5" x 13' 11" (3.17m x 4.25m)

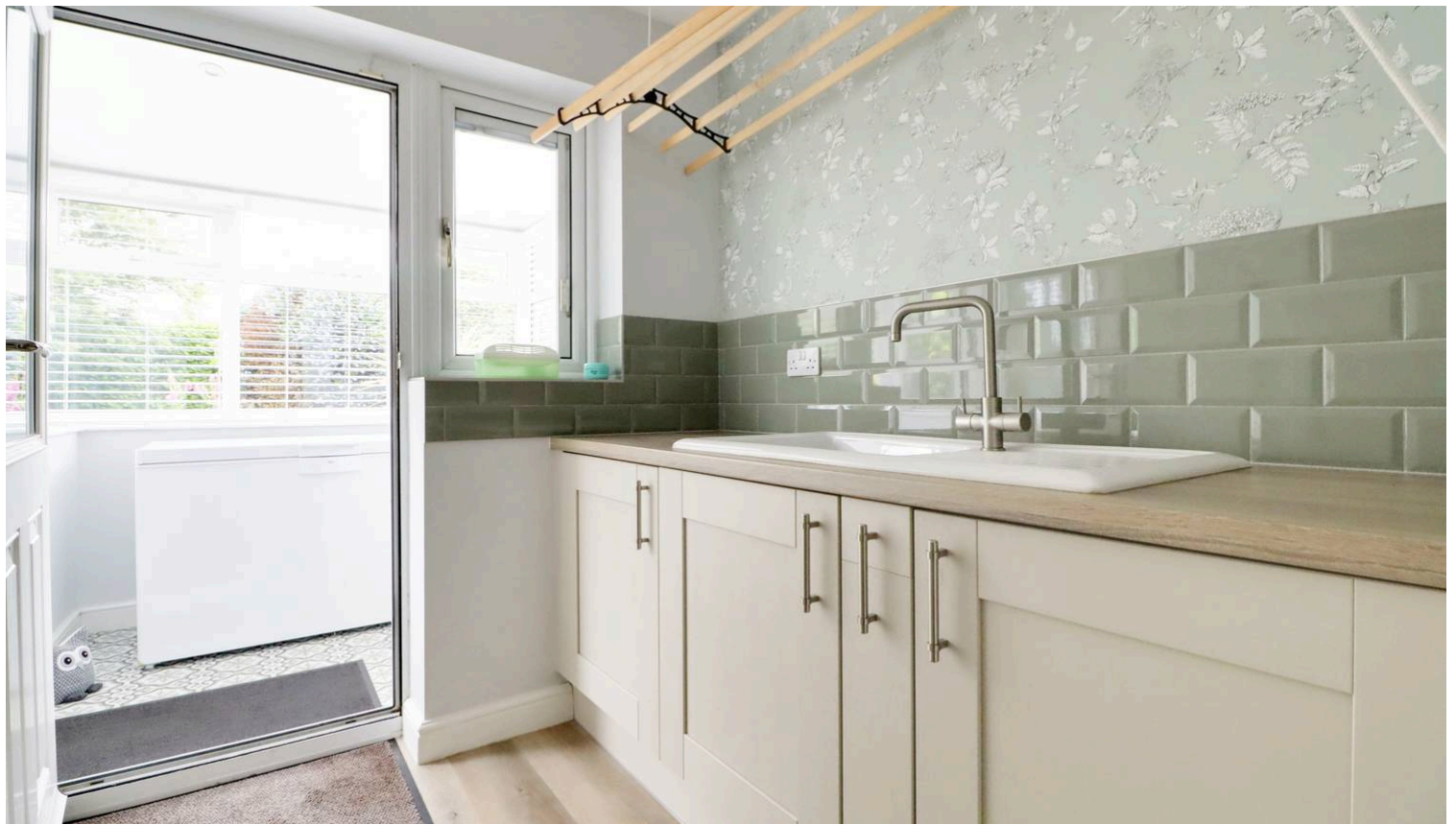
Front uPVC double glazed window, extensive range of bedroom furniture and doors through to;

### **En-Suite Shower Room**

4' 8" x 10' 2" (1.42m x 3.10m)

Front uPVC double glazed windows with patterned glazing providing a quality suite in white comprising a close couple low flush WC, matching vanity wash hand basin with storage beneath and overhead LED mirror, double walk-in shower cubicle with rainwater head and glazed screen, marbled tiled floors and walls, inset ceiling spotlights, heated towel rail and extractor.





**Rear Double Bedroom 3**

10' 6" x 10' 10" (3.20m x 3.30m)

Rear uPVC double glazed window and fitted wardrobes.

**Rear Double Bedroom 4**

9' 1" x 12' 4" (2.77m x 3.75m)

Rear uPVC double glazed window and fitted wardrobes.

**Rear Bedroom 5**

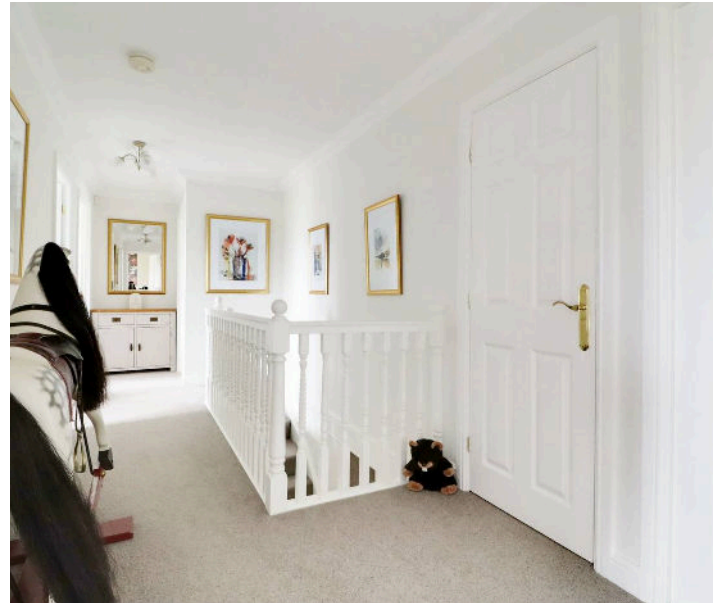
7' 3" x 8' 11" (2.22m x 2.73m)

Rear uPVC double glazed window.

**Luxury Family Bathroom**

8' 2" x 9' 0" (2.50m x 2.75m)

Rear uPVC double glazed window with patterned glazing, providing a quality suite in white comprising a close couple low flush WC, his and hers vanity wash hand basin with storage beneath and overhead LED mirror, double walk-in shower cubicle with rainwater head and glazed screen and double ended bath, marbled tiled floors and walls, inset ceiling spotlights and extractor.





### Grounds

The property sits within a select development having beautifully landscaped gardens which at the front enjoys two generous shaped lawns with mature rockery and shrub filled borders. A double width block paved driveway provides parking for a number of vehicles with direct access to the garage and also to the sheltered front entrance. A matching perimeter pathway leads to the side and around to the garden room allowing access to the rear. The rear garden enjoys excellent privacy having a number of flagged seating areas, shaped lawn, mature planted shrub borders and a feature circular grid pond with stone waterfall.

### Garage

16' 9" x 15' 3" (5.10m x 4.65m)

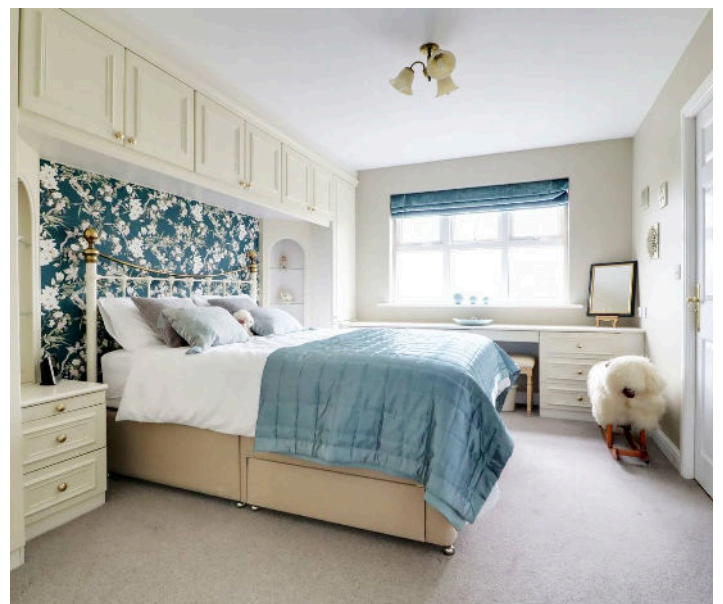
The property enjoys the benefit of an integral garage with electric up and over remote controlled door, personal door leading back through to the reception hallway, internal power and lighting and houses the gas fired central heating system.

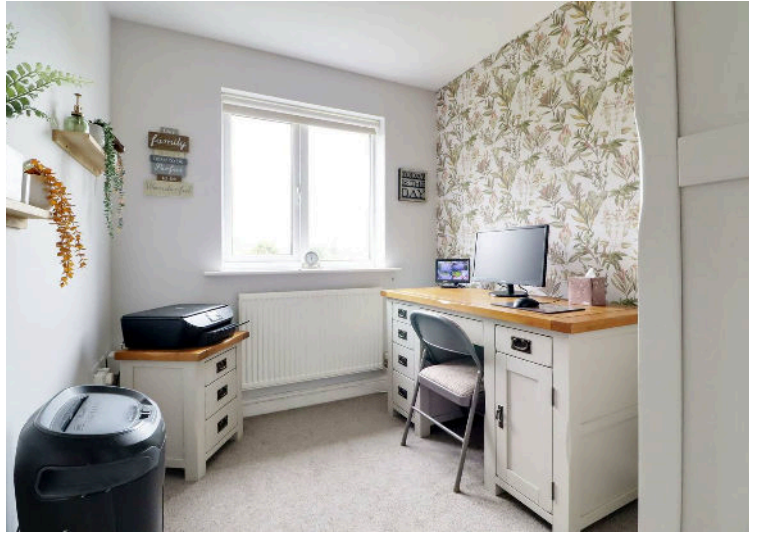
### Double Glazing

Full uPVC double glazed windows and entrance doors.

### Central Heating

There is a modern baxi gas fired central heating system to radiators with electric immersion tank providing domestic hot water.



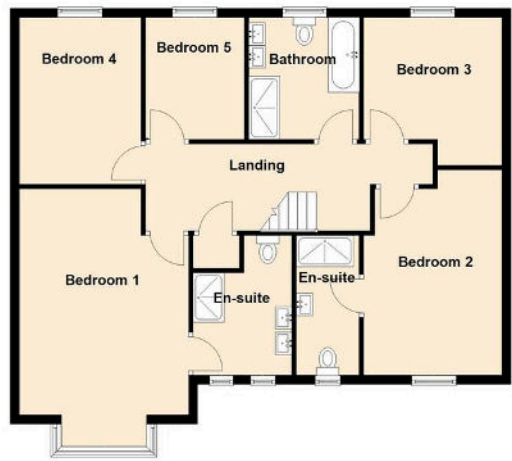




**Ground Floor**  
Approx. 120.1 sq. metres (1292.9 sq. feet)



**First Floor**  
Approx. 91.6 sq. metres (986.1 sq. feet)



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