



Jenkinson realestates

Downs Road |  
East Studdal  
Asking Price £465,000



# Freehold

160 SQ. Metres (1722.23 SQ. Feet)

Council Tax: C

EPC Rating = C

Stunning Four Bedroom Home  
En-Suite To Master Bedroom

Reworked To Create Space In Abundance  
Modern Open Plan Family Living

Extended And Enhanced  
Landscaped Rear Garden

Exclusively via Jenkinson Estates, this truly stunning home must be seen to appreciate the space and style on offer. A transformation from the original homes, this results in a property that has an expanse of living space with the modern flair, four bedrooms with the master having the benefit of a luxury En-suite, a further luxury family shower room to the ground floor, utility room and a landscaped southerly aspect garden, with covered garden kitchen and seating area. The bedroom accommodation is versatile and could quite easily be arranged as a three bedroom, allowing more reception rooms, but it is definitely not necessary. The main hub and living space of this home incorporates the kitchen that is open plan to the family space with a further open plan dining area. This overlooks and opens to the rear gardens. The first floor views are over open countryside and livery fields. There is off street parking to the frontage that leads to the single garage. The garage has been used as a gym, with a courtesy door that leads into the garden.

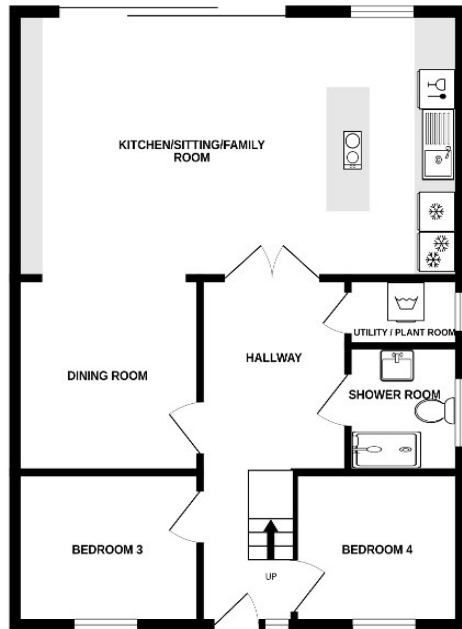








GROUND FLOOR



1ST FLOOR



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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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Entrance Hallway

Open Plan Kitchen / Family Room /  
Sitting Room

26'3" x 19'0" (8.00m x 5.79m)

Dining Room ( Open Plan to Sitting  
Room )

13'8" x 12'5" (4.17m x 3.78m)

Utility Room

Luxury Ground Floor Shower Room

Bedroom Three

12'4" x 8'10" (3.76m x 2.69m)

Bedroom Four

12'4" x 8'10" (3.76m x 2.69m)

First Floor Landing

Bedroom Two

20'2" x 10'1" (6.15m x 3.07m)

Master Bedroom

15'3" x 13'1" (4.65m x 3.99m )

Plus Fitted Wardrobes

Landscaped Rear Gardens

Single Garage