



## Opulus Way, offers in the region of £485,000

- Impressive modern styled home
- Immaculately presented accommodation
- Driveway parking and Garage
- Superb open outlook to front aspect
- Attractive private walled garden
- EPC Rating: B



 4  2  2





## About the property

Set within a popular modern development, enjoying superb open greenland view immediately in front of the property, with distant countryside views beyond. Enclosed stone walled garden to rear with attractive lawned garden with planted borders.

Set in a most desirable position within the modern development, located on the edge of Town. With open views to the front, creating a superb environment to appreciate. Coupled with a delightful established rear garden which is enclosed by an attractive natural stone wall, providing a degree of privacy, with imposing wooden double gates, opening onto the driveway, which in turn leads to the Garage. A path leads around to the front Entrance, with the accommodation comprising; sizeable Reception Hall, with doors leading to the following; Cloakroom with wc. Sitting Room, being 17ft in length, view to front aspect. Study also facing the front, potential guest Bedroom 5. Stylish open plan Kitchen with Dining Room area having wide projecting bay window with French doors opening out to the lawned garden. Modern Kitchen, with a full complement of floor and wall mounted units, with integrated appliances, including gas hob, eye level oven and dishwasher. Door leading through to Utility Room with space and plumbing for washing machine etc, door leading to outside. On the first floor, sizeable landing area, with doors to following; principal Bedroom suite with wardrobes and beautiful views to front aspect. Ensuite Shower Room. Three further Bedrooms and main Bathroom, all offering a pleasant outlook. Viewing recommended to appreciate the presentation.







## Accommodation

### Reception Room

19' 8" x 9' 5" Min extending to 10' 2" (5.99m x 2.87m Min extending to 3.10m)

### Cloakroom

### Study

9' 5" x 7' 8" (2.87m x 2.34m)

### Sitting Room

17' 8" x 12' 2" (5.38m x 3.71m)

### Kitchen/Dining Room

15' 5" Max x 11' 3" (4.70m Max x 3.43m)

### Utility

8' 3" x 5' 2" (2.51m x 1.57m)

### First Floor

#### Bedroom One

12' 2" inc wardrobe x 11' 11" plus wardrobe (3.71m inc wardrobe x 3.63m plus wardrobe)

#### Ensuite Shower Room

#### Bedroom Two

13' 4" x 9' 5" Max (4.06m x 2.87m Max)

#### Bedroom Three

10' 2" extending to 14' 6" x 9' 9" (3.10m extending to 4.42m x 2.97m)

#### Bedroom Four

10' 2" x 7' 6" extending to 9' 7" (3.10m x 2.29m extending to 2.92m)

### Shower/Bathroom

### Garage

19' 8" x 9' 5" extending to 10' 2" (5.99m x 2.87m extending to 3.10m)

## Floorplan



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