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Ecton Lane, Sywell, NN6 0BA

£875,000 Detached

4 5 2



Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Not Specified





Property Summary

Situated on the highly prestigious Ecton Lane in Sywell is this ultra-modern four bedroom family home with potential annex which has been completely transformed and extended by the current owners who have created quite the spectacle.

Features & Utilities

- ✓ Ultra Modern Family Home
- ✓ Impressive Open Plan Living
- ✓ Striking Staircases & Galleried Landings
- ✓ High Specification Kitchen
- ✓ Self Contained Study / Annex
- ✓ Four Large Bedrooms
- ✓ Loft Bar With Balcony
- ✓ Large Plot
- ✓ Off Road Parking, Double Garage & Carport
- ✓ Prestigious Village Address

Property Overview

The motorised double gates open onto a long driveway that leads you past a lawned area with mature willow tree, the double garage with loft room and an oversized car port. Pass all of this you then step onto a large storm porch with double doors entering into the porch area. When entering the property you are immersed in space with its open plan living quarters and striking staircase with galleried landings, glass balustrades and modern pendant light which drapes down from the second floor ceiling.

Pass the staircase and walk into the large modern kitchen complete with quartz worktops, high specification Neff ovens, microwave oven and coffee machine, five ring gas hob with pop up Neff extractor, wine chiller and dishwasher. Beyond the kitchen is a pantry, boot room, shower room and the dining area with bi-fold doors which open onto the garden. A media wall divides the kitchen / dining room and the large living area with log burner.

Within the car port area is a separate door which provides access to an inner hall, study, shower room and utility all of which could be used as an annex or self-contained home office.

The first floor landing is filled with light and has a fantastic large landing. From here you have access to the principal bedroom with en-suite, second bedroom with library, dressing room and en-suite, third bedroom with en-suite, fourth bedroom and family bathroom. All rooms have access to shared balconies. Stairs from the landing lead up to a smaller galleried landing and the loft room with fitted bar and another balcony with far reaching views of the garden.

Leaving the dining room via the bifold doors you step out to a large, landscaped and westerly facing garden. The garden begins with a sunken patio area with steps up to a decked area and pond. Beyond this is a long lawned garden at the end of which is a fantastic area for children to explore with its tall tree house and tunnel.

EPC Rating TBC. Council Tax Band D.

GROUND FLOOR

ENTRANCE PORCH

KITCHEN / DINING ROOM

SITTING ROOM

BOOT ROOM

SHOWER ROOM

STUDY

UTILITY ROOM

SHOWER ROOM

FIRST FLOOR

GALLERIED LANDING

BEDROOM ONE & EN-SUITE

LIBRARY

BEDROOM TWO, DRESSING ROOM & EN-SUITE

BEDROOM THREE & EN-SUITE

BEDROOM FOUR

BATHROOM

SECOND FLOOR

GALLERIED LANDING

BAR WITH BALCONY

LOFT STORAGE

OUTSIDE

FRONT GARDEN

CARPORT

DOUBLE GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Double Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

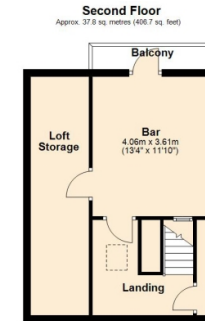
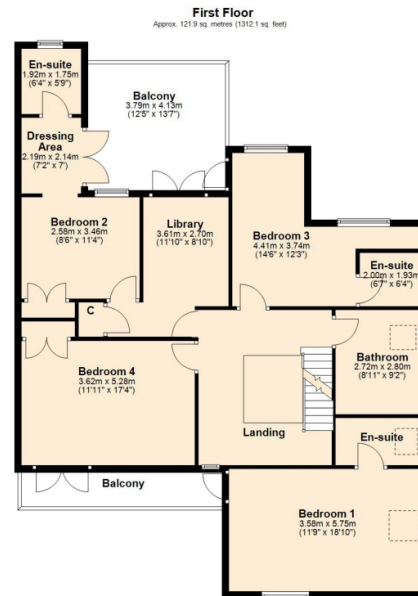
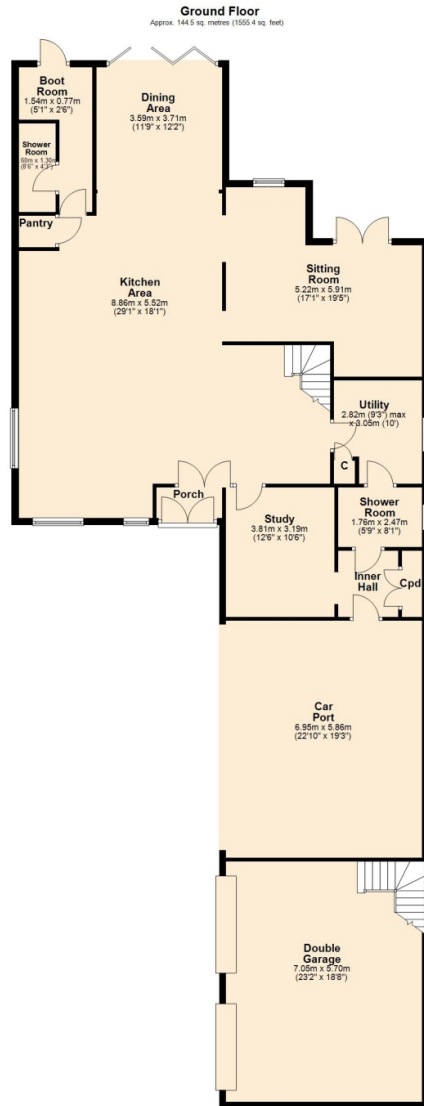
Obligations – Ask Agent

Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan



Total area: approx. 304.2 sq. metres (3274.2 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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