



SPREY  
PROPERTY



Old Great North Road, Stibbington

£625,000





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An outstanding detached home originally built in the 1930's but having undergone an extensive modernisation programme completed in 2020, incorporating a wrap around, two-storey extension. This thoughtfully designed property now offers high specification, quality fixtures and fittings at every opportunity and is extremely energy efficient.

The ground floor has seamless porcelain tiled flooring that continues onto the patio entertaining area off the bi-fold doors, opening up the whole expanse of the rear of the open plan living kitchen dining room. With zoned underfloor heating downstairs, no compromise is made as to where to place furniture giving full flexibility and clean lines.

The original living room at the front of the house is now an enviable study but offers a variety of uses and a utility with side external access keeps the rest of the house spic and span, with an adjoining shower room and toilet.

The piece de resistance is the Italian designed kitchen with sleek lines, Silestone worktops, Quooker tap, Siemens appliances and Bora hob with built in extractor. This large bright and airy room is the perfect entertainment space.

On the first floor, the two largest double bedrooms have air conditioning, adding to the luxurious quality of life in this home. The main bedroom easily accommodates a super king size bed and provides one wall of bespoke wardrobing. Far reaching views beyond the garden to open countryside can be viewed from the large windows with electric blinds.







A decadent en-suite shower room with herringbone tiled floor, window and heated towel rail provides an ideal space to pamper yourself.

The second double bedroom is a light filled space with a full-length window overlooking the rear garden and beyond. Air conditioning is also provided in this room. To the front are two further bedrooms, both good sizes, one double and one large single. A luxurious family bathroom has a herringbone tiled floor, neutral wall tiling and a heated towel rail.

Externally, a larger than average garage also has a storage area and eaves space, positioned in front of the house on the gravel driveway, with room for several vehicles, camper van or similar. Access to the professionally landscaped, east-facing garden can be gained from the side of the house. Morning sun can be enjoyed from the porcelain tiled patio off the open plan family room/kitchen and evening sun on the patio at the bottom of the garden. Fields to the rear are accessed from a back gate.

Properties of this calibre rarely become available, and we would urge an internal viewing.

Tenure: Freehold

Council Tax: Band C

Oil Central Heating- Underfloor on Ground Floor, Radiators on First Floor

Mains Water and Electric

EV Charger











ENTRANCE HALL 13' 10" x 5' 7" (4.22m x 1.7m)

KITCHEN/DINING/LIVING ROOM 18' 4" x 24' 1" (5.59m x 7.34m)

STUDY 10' 7" x 10' 6" (3.23m x 3.2m)

UTILITY ROOM 8' 6" x 6' 8" (2.59m x 2.03m)

SHOWER ROOM 3' 9" x 6' 8" (1.14m x 2.03m)

LANDING

BEDROOM ONE 12' 10" x 13' 3" (3.91m x 4.04m)

ENSUITE 7' 8" x 5' 11" (2.34m x 1.8m)

BEDROOM TWO 12' 5" x 10' 7" (3.78m x 3.23m)

BEDROOM THREE 10' 7" x 10' 7" (3.23m x 3.23m)

BEDROOM FOUR 6' 11" x 13' 9" (2.11m x 4.19m)

BATHROOM 5' 4" x 10' 7" (1.63m x 3.23m)

EXTERIOR

DRIVEWAY

GARAGE 18' 10" x 9' 11" (5.74m x 3.02m)

STORE ROOM 17' 5" x 7' 7" (5.31m x 2.31m)

GARDENS

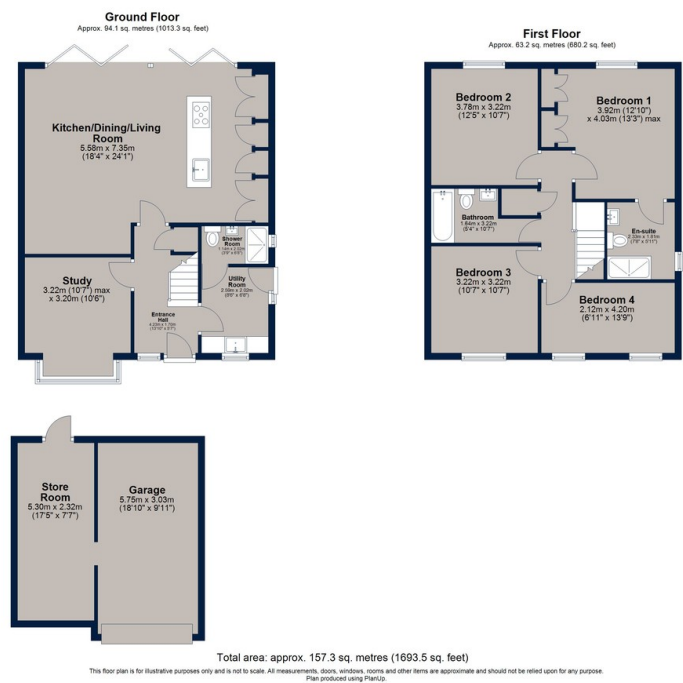




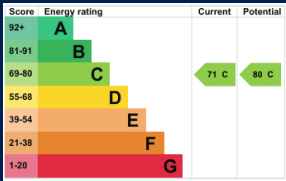




# Old Great North Road, Stibbington



This high specification four-bedroom detached home, has been extended and modernised throughout to the highest quality, offering an open plan kitchen/dining/living room, a study, utility room, three shower rooms, underfloor heating to the ground floor, and air conditioning in two of the bedrooms. Additionally, this energy efficient home benefits from a large driveway, a garage and a professionally landscaped, sizeable garden backing onto open fields.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements