Tysea Hill, Stapleford Abbotts, RM4

BUTLER & STAG

Guide Price £1,050,000 - £1,100,000

An impressive and versatile five-bedroom detached family home offering approximately 2,335 sq. ft. (217 sq. m.) of well-planned accommodation, ideally suited to modern family living.

Freehold

- Stunning Detached Family Home
- Double Integral Garage
- Village Location
- 2335 Sq. ft Of Accommodation Space
- Five Bedrooms/Three Bathrooms
- Spacious Kitchen/Dining Area
- Study/Play Room/Utility Room
- Off-Street Parking For Two Vehicles

The property is entered via a welcoming entrance hall which provides access to a generous living room, perfect for entertaining or relaxing, and a separate study, ideal for home working. The heart of the home is the spacious kitchen/diner, offering ample room for family dining and direct access to the rear garden, creating a seamless indoor-outdoor living experience. Additional ground floor accommodation includes a playroom, utility room, WC, and internal access to the integral garage, enhancing everyday practicality.

To the first floor, a central landing leads to five well-proportioned bedrooms. The principal bedroom benefits from a private en-suite, while a second bedroom also enjoys its own en-suite facilities. The remaining bedrooms are served by a modern family bathroom, making the layout ideal for larger families or guests.

Externally, the property enjoys a generous rear garden, offering excellent space for outdoor entertaining and family activities. The integral garage and driveway provide ample parking and storage.

This substantial home combines flexible living space with modern family requirements and must be viewed to fully appreciate the size, layout, and potential on offer.

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Approx. Gross Internal Area 217 sq. metres (2335.3 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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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.

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