

FIVE STAR

P R O P E R T Y



43 The Pastures

, Rampton, DN22 0TD

Offers Over £500,000



SPACIOUS & MODERN FAMILY HOME - BUILT TO A HIGH ENERGY EFFICIENCY - FLEXIBLE & ADAPTABLE LAYOUT - SIX POTENTIAL BEDROOMS - FOUR BATHROOMS - HOME OFFICE OPTIONS - VAST LIVING ACCOMMODATION - FINISHED & PRESENTED TO A HIGH STANDARD THROUGHOUT - MATURE GARDENS - AMPLE PARKING - DETACHED DOUBLE GARAGE WITH A UTILITY ROOM & ROOM ABOVE - POPULAR VILLAGE - PLEASE CALL FOR DETAILS.



Entrance Hall

The glazed composite door opens into the entrance hall, with an oak staircase rising to the first floor landing, ceramic tiled flooring with underfloor heating, down lights, useful under stairs storage cupboard and doors leading into the lounge, ground floor bedroom and the:

Dining Kitchen 22'2" x 17'1" narrowing to 13'9" (6.76 x 5.21 narrowing to 4.19)

A beautifully fitted shaker style kitchen that has an extensive worktop that sits over and extends into a peninsular breakfast dining area. The kitchen has a comprehensive range of appliances including 4 ovens, dishwasher, fridge and freezer, sink with mixer tap and induction hob with extractor hood over. The kitchen also has a fitted dresser in the same style with display cabinets, plate and wine rack. Ceramic floor covering with under floor heating, two front facing windows, glazed side door into the side garden, down lights and an opening leading through to the:

Lounge & Dining Area 31'5" x 14'5" (9.58 x 4.39)

This spacious room has a beautiful fireplace with oak mantle piece set over a stone hearth with electric stove set within. Down lights, underfloor heating, rear facing window, mounting for a projector and an opening into the impressive:

Garden Room 17'8" x 12'9" (5.38 x 3.89)

A fantastic room with a vaulted ceiling. The room has views over the rear garden with French doors opening onto a patio area. There are accent wall lights and ceramic flooring with underfloor heating.

Ground Floor Bedroom 17'2" x 12'0" (5.23 x 3.66)

A spacious double bedroom with a front facing window, underfloor heating and a door into the:

Dressing Room 12'4'4"

Having a side facing window, down lights and ceramic tiled flooring with underfloor heating that leads through into the:

En Suite Bathroom 12'0" x 9'5" (3.66 x 2.87)

Comprising of a four piece suite which includes a jacuzzi bath, walk in mains fed shower, wash hand basin and low flush WC set within a full length vanity unit with storage and an illuminated mirror. The bathroom has fully tiled walls, chrome towel warmer, down lights and a rear facing window.

First Floor Landing

This spacious first floor landing offers a variety of uses including a reading area or home office. The landing has a rear facing Velux window, useful storage area, loft access point and a radiator.

Master Bedroom 17'2" x 12'2" (5.23 x 3.71)

A well appointed double bedroom with a window to the front, down lights, radiator and door into the:

En Suite 10'6" x 5'3" (3.20 x 1.60)

Comprising of a stylish three piece suite which incorporates a walk in shower with mains fed shower attachment, vanity basin with low flush WC and wash hand basin, chrome towel warmer, full tiling to the walls and an extractor fan.

Bedroom Two 12'5" x 12'1" (3.78 x 3.68)

Having a rear facing window, down lights and a radiator.

Bedroom Three 13'3" into eaves x 11'7" (4.04 into eaves x 3.53)

With two front facing Velux windows, radiator and down lights.

Bedroom Four 10'8" x 9'7" minimum (3.25 x 2.92 minimum)

Having a front facing window, radiator and door into the:

En Suite 6'3" x 6'0" (1.91 x 1.83)

Comprising of a stylish three piece suite which incorporates a walk in shower enclosure with mains fed shower, low flush WC and wash hand basin set within a vanity unit. Tiled flooring and tiling to half dado height, mirror and chrome towel warmer.

Bedroom Five 13'1" x 9'7" narrowing to 6'3" (3.99 x 2.92 narrowing to 1.91)

This room is currently used as an office. The room has a rear facing window, down lights and a radiator.

Family Bathroom 11'9" x 7'7" (3.58 x 2.31)

A spacious and well appointed family bathroom that has a four piece suite with a panel bath, walk in shower enclosure with mains fed shower, low flush WC, wash hand basin with vanity unit, tiled floor and half height walls and splash back areas and a rear facing Velux window.

Gardens

The property sits centrally on a mature plot with established trees and shrubs giving the property a private and attractive feel. The garden has several patio areas and summer houses to take advantage of the different areas of the garden and the sun at each part of the day. The garden has been designed to create a low maintenance and natural design with planted borders and pathways creating a natural and unstructured feel. Part of the garden has been given to a vegetable patch to create an area to grow and cultivate your own produce as well as a greenhouse and brick built garden store. The garden has power, lighting, and rain butts connected to the downfall pipes that can be used to water the garden with ease.

Driveway

Accessed through double wrought iron gates the gravel driveway offers ample parking for several vehicles and leads to the detached double garage.

Double Garage 16'7" x 16'3" (5.05 x 4.95)

The detached double garage has two electric up and over garage doors. Inside the garage has power and lighting and a door into the:

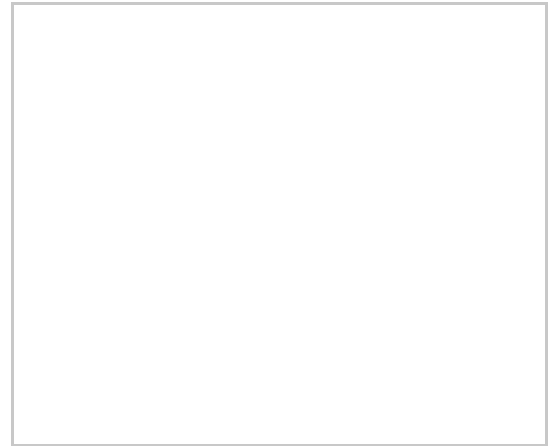
Utility Room 15'1" x 7'2" maximum (4.60 x 2.18 maximum)

With a range of fitted base units with worktops set over and space and plumbing for a range of appliances and further white goods. Stainless steel sink and drainer, rear facing window, ceramic tiling, down lights and a door to the rear garden. Stairs rise from the the utility room up to the:

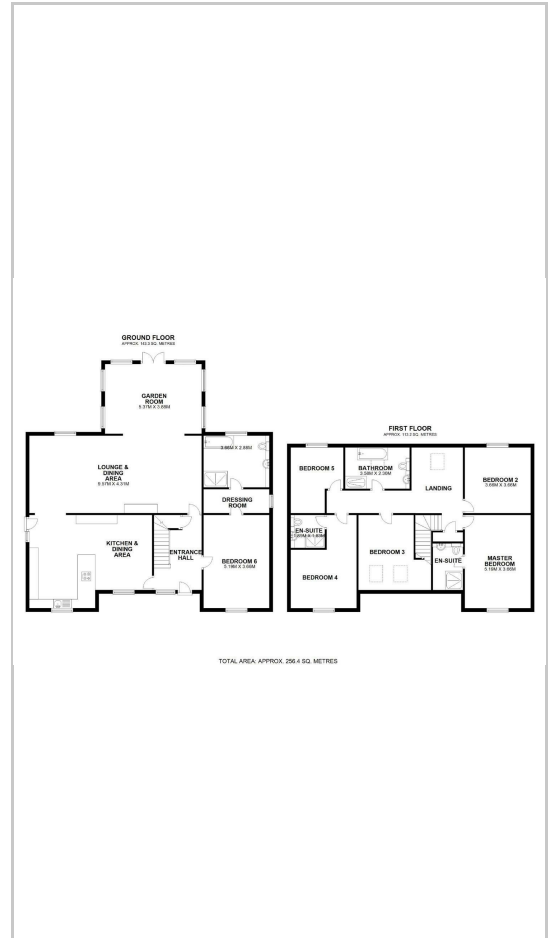
Attic Room 16'5" x 9'7" (5.00 x 2.92)

Having two front facing Velux windows, range of fitted base units and down lights.

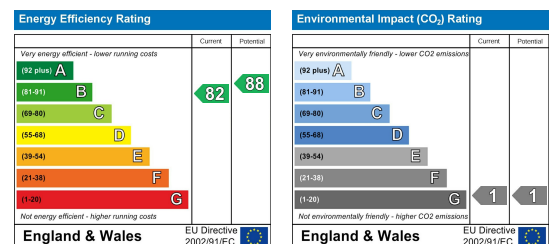
Area Map



Floor Plans



Energy Efficiency Graph



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