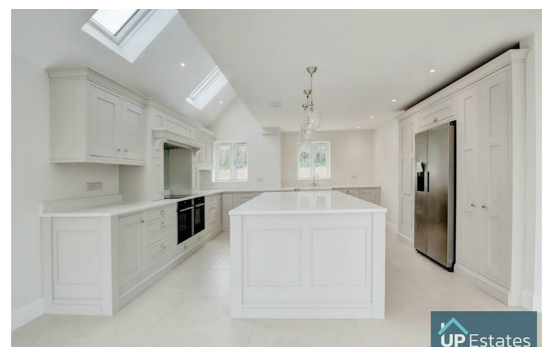




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4 Bedroom House - Detached
located on Sapcote Road, Burbage
Guide Price £850,000

UP Estates



****LUXURY LIVING IN ONE OF BURBAGE'S MOST SOUGHT AFTER SPOTS**** This home offers the rare blend of high specification finish throughout, private sought after position set back off Sapcote Road and ample space internally for social family living, as one of just two bespoke residences at this location built by local renowned craft builders Paramount Building Contractors. . Some of the stand out features of this home include: Underfloor heating to the Ground Floor, High Spec Kitchen Fittings, Internal Oak doors throughout, Feature Galleried Hallway/Landing, Landscaped Gardens, Two Full Sets of Bi-Folding Doors, Agate Grey Flush Casement Double Glazing & Air Source Heat Pump heating system. In brief the property comprises: Reception Hall, Formal Lounge. Further Reception Room, Open Living Kitchen Diner, Utility Room and Cloakroom to the Ground Floor. There is a Galleried Landing, Four Double Bedrooms (Two with En-Suite) and Family Bathroom to the First Floor. Externally there is off road parking for multiple vehicles, as well as detached double garage, and landscaped garden to the rear.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Guide Price £850,000

- EXECUTIVE NEW BUILD DETACHED
- PRIVATE POSITION **WELL SET BACK FROM THE ROAD**
- INCREDIBLE LIVING KITCHEN DINER
- FOUR SPACIOUS DOUBLE BEDROOMS
- READY TO MOVE INTO WITH QUICK COMPLETION
- SMALL DEVELOPMENT OF TWO LUXURY BESPOKE HOMES
- THREE FULL UPSTAIRS BATHROOMS + CLOAKROOM
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- HIGH SPECIFICATION THROUGHOUT
- CIRCA 3000 SQ FT IN ALL





Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Sapcote Road, Burbage





CONTACT

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