



Lyoncross
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On entering the property, you will firstly find a spacious hallway which comes complete with a stunning glass balustrade staircase. Firstly, off the hallway you will find the formal lounge which is situated to the front of this super home. The large feature bay window offers views across the front lawn and beyond to open countryside. Access to bedroom five is off the hallway. This room is generous in size and is currently being used as a formal dining room.



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Following on, with access of the main hallway you will find bedroom four, which benefits from an en-suite bathroom and fitted robes. This room also boasts a feature bay window, which over looks the rear gardens. The WC is off the hallway. Bedroom six is currently being used as a large dressing room. Where there would have been a further en-suite, now offers a utility room.



The upper accommodation just goes on and one. The master bedroom is so spacious and wait until you see the master en-suite. Within the en-suite you have a "Steam/Jet Shower" enclosure. A large "Spa Bath," wall hung vanity units which house two wash hand basins, I promise you will not want to leave this room.

To conclude the internal accommodation, there are a Further, two large bedrooms. Bedroom three has access to its own en-suite bathroom. Bedroom two, benefits from a further en-suite bathroom, accessed via the hallway.

The family bathroom is stunning and is fitted with a white standalone bath, wall hung sanitary ware and finished with marble effect tiles.

Externally, the front gardens are laid to lawn. The rear gardens offer a large lawn area, a decked area, and a patio area. There is a detached double garage, which currently hosts a bar and snooker area, yes, but the ladies have that super en-suite to relax and get away from it all. There is additional storage to the roof space within the garage, which our clients had installed.

This is a one-off opportunity to acquire a superior home, one of which is the largest within this highly sought-after development and one that we can safely anticipate will incur a great level of interest.



A more practical level, the storage throughout this property is amazing. There is a large double storage to the ground floor hallway, large storage cupboard to the upper hallway. The heating is supplied by a gas fired boiler system, which the current owners have only just in the last few months re-placed the larger boiler, as there are two boilers. The boiler within the kitchen will be serviced prior to the sale. and all windows are of an excellent quality, UPVC double glazed units. There is also an alarm system installed. The property is immaculate condition throughout and offers a modern theme throughout.

Formal Lounge
13'8" x 16'11"

Bedroom Five/Dining Room
13'1" x 13'8"

Kitchen area only
10'6" x 20'2"

Sitting/Dining area
12'4" x 18'6"

Bedroom four
14'9" x 16'6"



- Highly sought after location
- Upgraded through out
- Outstanding Kitchen, dining, family room
- All Appliances will form part of the sale
- Large bedroom on the ground floor complete with en-suite
- Six double bedrooms
- Six bathrooms
- Two public rooms
- All internal doors have been, replaced with a modern pre-finished light grey finish
- Doubled detached garage

En-suite to bedroom 4
3'3" x 8'3"

W C
3'2" x 5'4"

Bedroom Six/Dressing room
9'6" x 15'5"

Utility Room
3'10" x 8'5"

Master Bedroom
13'8" x 20'11"



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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