



Kelsey Lane, Balsall Common
CV7 7GS

In Excess of **£875,000**



Are you looking for a home that offers potential to be the 'forever home'? Have you been searching for that unique property with the 'Wow Factor' but struggled to find that certain 'Je Ne Sais Quoi'? Do you like the juxtaposition of character with contemporary? The current owners have meticulously and cleverly extended the property over the years, transforming the space both inside and outside. No wonder they have enjoyed living here for decades. This detached, five-bedroom home offers flexible accommodation and living, enjoying good school catchments in a highly sought after residential area of Balsall Common with easy access both into the town and out for those that commute. This property is a Tardis. It is deceiving from the kerb just how spacious it actually is! Let's start at the beginning:

Approach via the horseshoe block paved driveway leading to the porch, providing shelter from the rain whilst you drop down shopping bags to find the front door key. On sunnier days the porch can be locked and the front door left open so sunshine pours through into the hallway. Stairs rise ahead with a sizeable storage cupboard offering valuable storage.

First on your left is the living room. This is in the original part of the house being front to back and enjoys a triple aspect. There is ample space here to accommodate enough sofas and armchairs for the whole family to snuggle down on a cold winter's night in front of the log burner, watching your favourite TV shows and movies.





Across the hallway, to the right of the front door, is a flexible room which has enjoyed many uses over the years; formal dining room; before the extensions, playroom, study and gaming room/children's lounge. This room enjoys a double aspect with an electric feature fireplace creating a focal point to the room.

Back into the hallway and round to the right you enter the open plan spaces. For anyone that loves to entertain family gatherings or parties, this really is the 'hub' of the house and with the underfloor heating throughout the remainder of the downstairs, all will enjoy toasty warm toes. This area comprises; another flexible space currently named the breakfast area, ideal for catching up with friends over a brew or having pre-dinner drinks; a dining room, having enough space to accommodate the largest of dining tables where more formal conversations would take place; a snug/garden room, a lovely bright and airy space offering the perfect spot to unwind and relax with a good book whilst daydreaming out through the French doors which frame the beautiful rear garden and beyond. The kitchen showcases modern units with glitter glass worksurfaces that sparkle in the evening under lighting. It really is a social layout even the chef of the house could still engage in conversation with guests whilst cooking up a storm. French doors open out onto the rear patio area. Also, off here is a boot room, where you can contain muddy paws and feet from the rest of the house, a downstairs cloakroom, a must for all good homes and finally a utility room, having been recently refitted with ample storage and raised appliances for ease of use.





Heading upstairs there are five bedrooms; four doubles and a good single. All rooms enjoy plenty of light and many are dual aspect. Porthole windows are dotted about, adding to the character and charm.

The master bedroom suite is a sanctuary; the dressing area is fitted with a bank of wardrobes to two walls and straight-ahead a through to flows to a bespoke fitted dressing table with drawers. This would be everyone's dream, having so much space to accommodate all cosmetics, lingerie, jewellery and on top of this, having plenty of natural light flooding in through the large Velux. Off this, the master bedroom boasts French doors opening out to Juliet Balcony, again framing the view and opposite, the shower en-suite, featuring his and hers heated towel rails. On the landing there is a double built-in cupboard providing valuable storage space.

Finally, the family bathroom has the 'wow factor'. You can certainly swing a cat in there! Being fitted with a four-piece suite with an oversized bath and separate shower cubicle and his and hers towel rails, so everyone in the family can enjoy a warmed towel.





Outside the rear garden is the cherry on the cake. A mature garden, with a beautiful Magnolia tree, mainly laid to lawn with borders planted with beautiful flowers adding that splash of colour. There are two sections of the lawn planted as wildflower meadows for part of the year. There is plenty enough for green fingered souls to enjoy. The large patio area runs across the width of the property in front of the dining room, snug and kitchen. This is a great place to enjoy sunbathing, al-fresco dining and a summer BBQ. Side gated access leads to the front of the property. There is a multipurpose garden Office/Studio incorporating a shed at one end and a covered BBQ area to the other. The middle section is the office/studio which has been insulated and has power. If you work from home this would be perfect. It is located at the rear of the property so is away from the noise of the home if the family are in. You can gaze out whilst thinking and writing and you could leave at the end of the working day, close the door behind you and forget about work for the evening.

To the front the block paved horseshoe driveway provides ample parking for four vehicles.



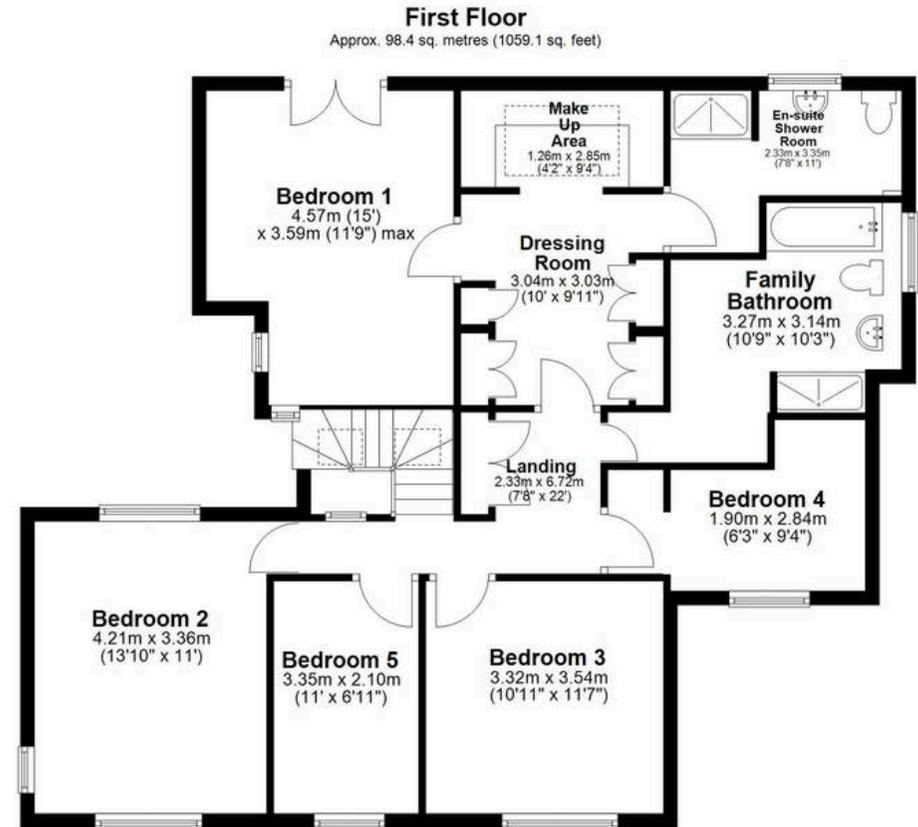
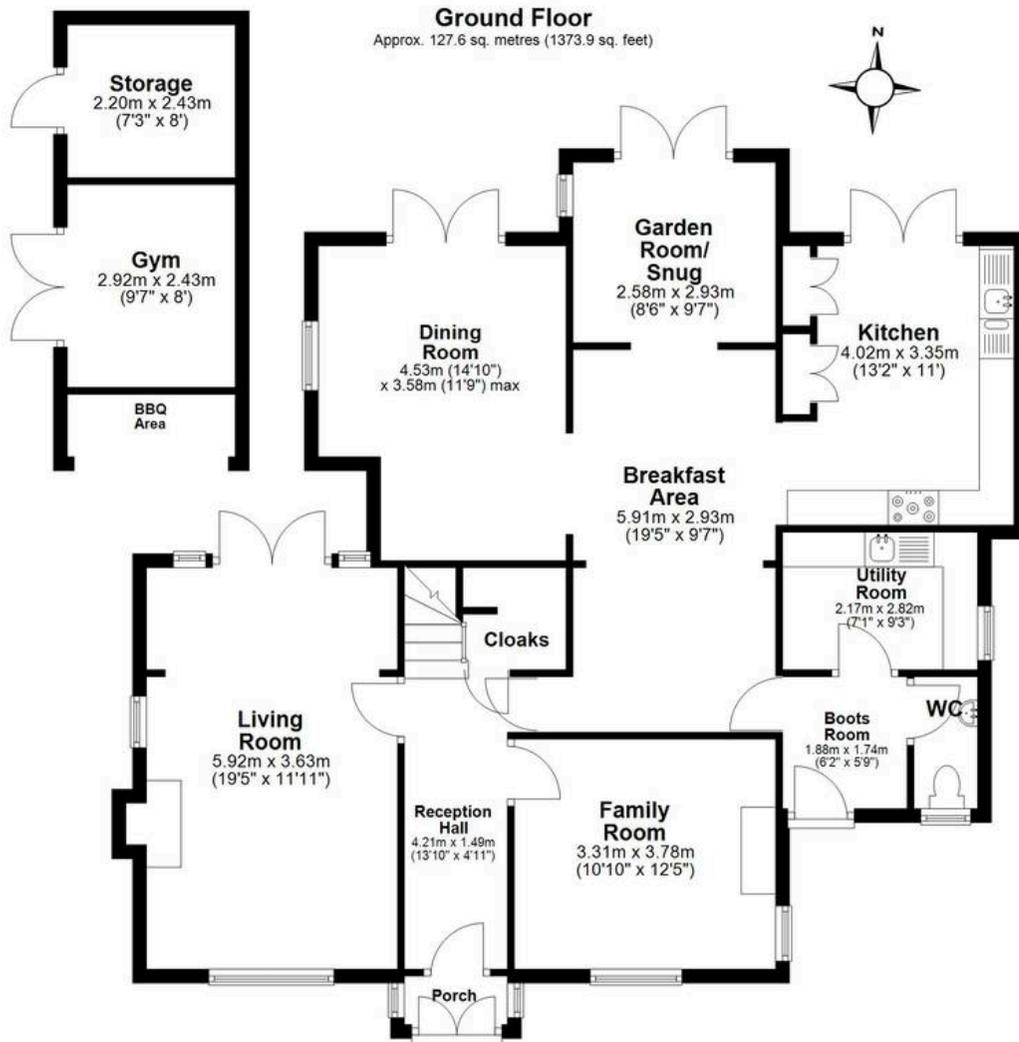


Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Wow Factor, Extended, Family Home
- Five Bedrooms
- Master Bedroom Suite with Dressing Area & En-suite
- Five Reception Rooms/Areas
- Boot Room, Utility & Downstairs Cloakroom
- Well Stocked Decent Rear Garden with Large Patio
- Horseshoe Driveway
- Spacious & Light Accommodation Throughout
- Immaculate Condition
- Highly Sought After Area with Good School Catchment



Total area: approx. 226.0 sq. metres (2433.0 sq. feet)



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