



# FOR STARTERS



## ASKING PRICE

£895,000

## MAIN COURSE

Stunning Four-Bedroom Detached Home Built by Mackenzie Miller - Luxury Living on a Private Road

Built just three years ago by the renowned bespoke builder Mackenzie Miller, this exceptional four-bedroom detached home offers the perfect combination of modern design, luxury finishes, and thoughtful attention to detail. Set back on a private road, the property enjoys a fantastic position.

The welcoming hallway immediately sets the tone for the quality throughout, with beautiful Karndean flooring adding a touch of elegance. To the right, a stylish fully tiled downstairs WC features a high-quality finish, along with a cleverly designed storage cupboard. A second storage cupboard sits neatly beneath the staircase, keeping the space clutter-free.

The main living room is located at the front of the property, enjoying a walk-in bay window which floods the room with natural light. Neutral décor makes this a calm and inviting space, perfect for relaxing or entertaining.

To the rear is the heart of the home - an impressive open-plan kitchen, living, and dining area. Large sliding doors run the full width of the space, opening seamlessly onto the garden and creating the perfect indoor/outdoor living environment. The bespoke kitchen has been finished to an exceptional standard, with fully integrated appliances, an expansive central island that doubles as a breakfast bar, and ample worktop space. There's plenty of room for a large dining table as well as a comfortable seating area, making it a truly multifunctional living space. A handy utility room leads off from the kitchen, complete with its own sink and space for both a washing machine and dryer. A side door from here provides direct access to the outside.

The impressive staircase rises to a stunning landing where all bedrooms are accessed. The master suite is a true highlight, featuring a beautifully designed open wardrobe area with spotlights and generous storage for clothes and shoes. The ensuite shower room is elegantly tiled and includes a spacious walk-in shower. The second double bedroom also benefits from its own ensuite shower room, while the third and fourth bedrooms are both generously sized doubles, ideal for family, guests, or home working.



The rear garden is a wonderful extension of the living space. A large, paved patio area runs directly off the sliding doors, making it perfect for alfresco dining or summer gatherings. The garden then opens up to a wide, level lawn that's ideal for children to play or keen gardeners.

This home is the epitome of modern luxury and offers the space, style, and quality rarely found in such a convenient location. Viewing is highly recommended to fully appreciate the attention to detail and the lifestyle this property can offer.

#### Estate Charges:

The property is subject to an estate management charge payable to a third-party management company. The current charge is approximately £500 every 6 months. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. This should be verified by the purchaser with their conveyancer prior to exchange of contracts. Further details are available on request.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - F



EPC  
Band - B



East Facing Rear Garden



Mains Gas, Electric,  
Water & Drainage



Heating System  
Gas



Alveston Primary  
School

WHY NOT TAKE  
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Living Room	13'2" x 16'0"	Bedroom 1	12'1" x 10'10"
Kitchen	13'2" x 9'8"	Bedroom 2	11'6" x 10'0"
Dining	13'2" x 8'8"	Bedroom 3	12'1" x 9'6"
Family	11'4" x 12'11"	Bedroom 4	12'9" x 9'4"



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