



Fairlawn, Liden, SN3 6ET

offers in the region of **£700,000**

**richard
james**



 5  4  3

freehold energy
efficiency rating

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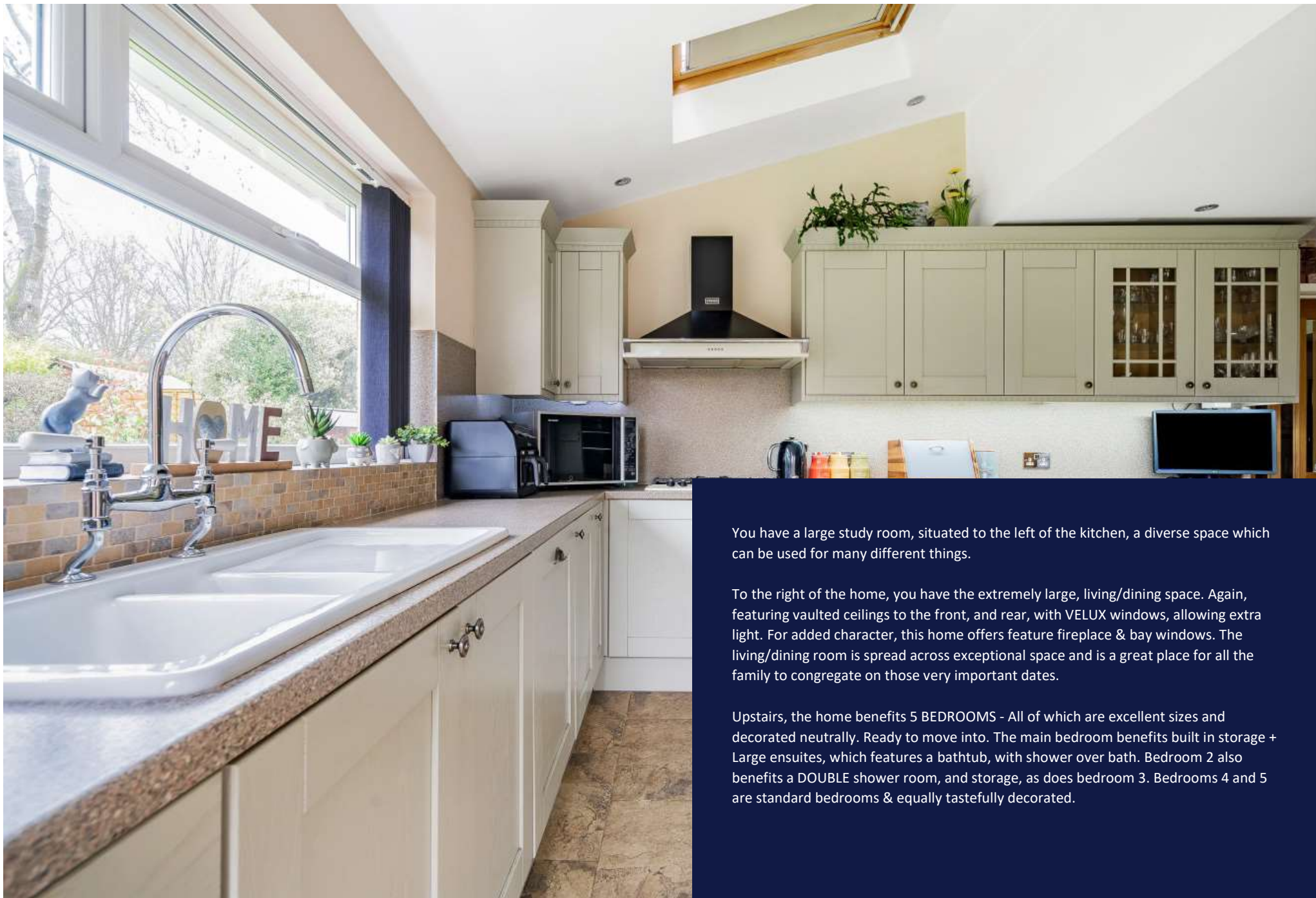
- TWO DOUBLE GARAGES - 5 BEDROOM DETACHED - IMMACULATELY PRESENTED - EXTENDED - LARGE GARDEN - SHANGRA LA - PRIVATE ROAD - STATEMENT FAMILY HOME - SOUGHT AFTER LOCATION - END OF CHAIN -

This property is situated in a lovely street, hidden down a private road, close to local amenities, but tucked away enough for instant privacy, and a grand entrance upon arrival.

The house itself has been reconfigured, extended, and renovated throughout to an extremely high standard. The home offers flexible accommodation with a large welcoming reception hall, with marble floor tiles, vaulted ceilings and decor which oozes glamour. With the added benefit of storage space, and WC to the left, the gorgeous marble flooring runs throughout leading you into a lovely, refitted kitchen space.

The kitchen has been tastefully designed, with ample surface space, extended UTILITY space, and many great features, such as a water softener, wine fridge & excellent space for dining table. Again, much like the rest of the home, the finish is exceptional, with large window framing the landscaped garden and double patio doors.



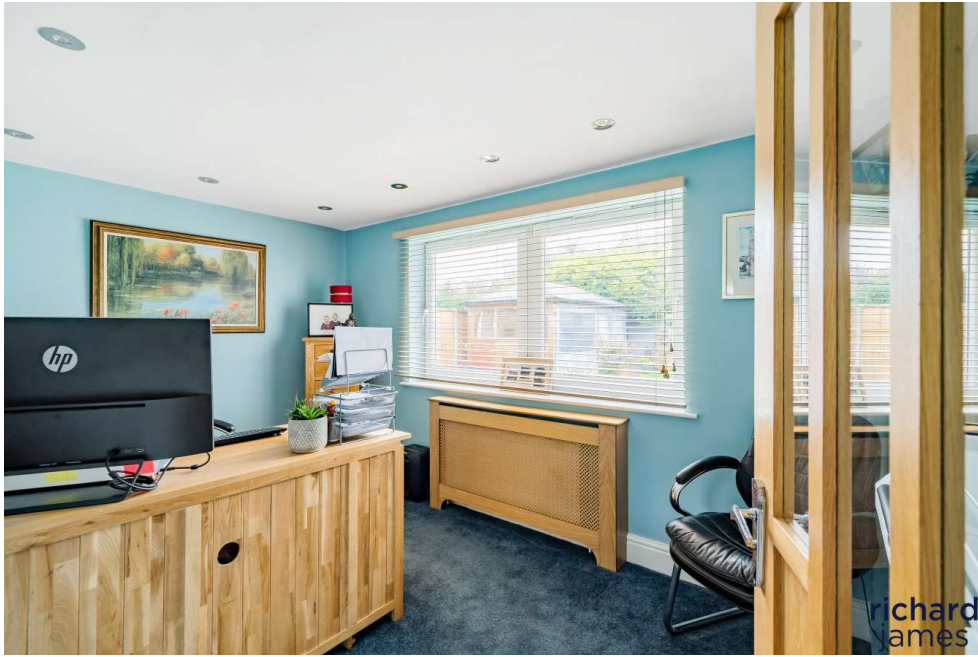


You have a large study room, situated to the left of the kitchen, a diverse space which can be used for many different things.

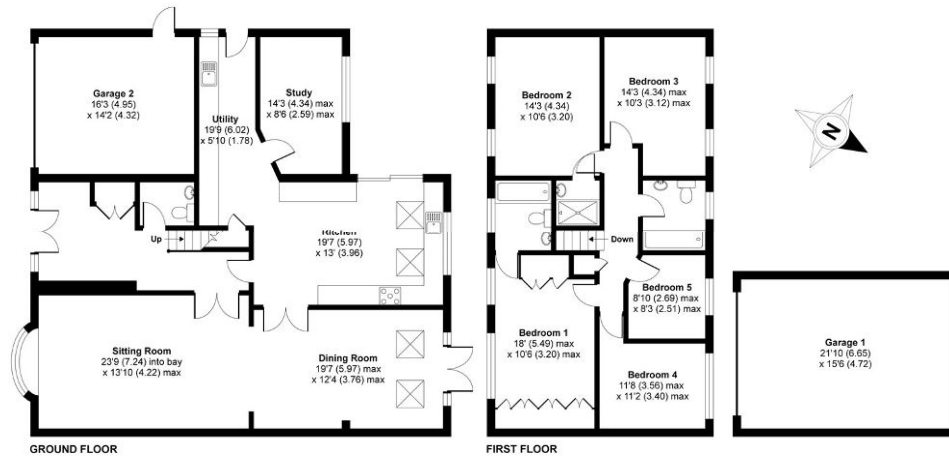
To the right of the home, you have the extremely large, living/dining space. Again, featuring vaulted ceilings to the front, and rear, with VELUX windows, allowing extra light. For added character, this home offers feature fireplace & bay windows. The living/dining room is spread across exceptional space and is a great place for all the family to congregate on those very important dates.

Upstairs, the home benefits 5 BEDROOMS - All of which are excellent sizes and decorated neutrally. Ready to move into. The main bedroom benefits built in storage + Large ensuite, which features a bathtub, with shower over bath. Bedroom 2 also benefits a DOUBLE shower room, and storage, as does bedroom 3. Bedrooms 4 and 5 are standard bedrooms & equally tastefully decorated.





Approximate Area = 2459 sq ft / 228.4 sq m (includes garage 2)
 Garage = 338 sq ft / 31.4 sq m
 Total = 2797 sq ft / 259.8 sq m
 For identification only - Not to scale

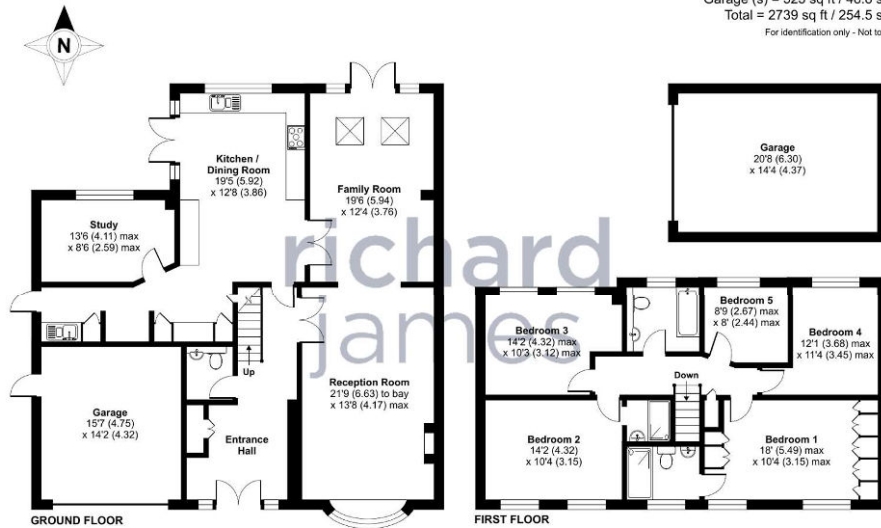


Externally, this home benefits huge curb appeal, with spotlights around the home creating a WOW FACTOR from the first glance. With a recently laid driveway, the home also benefits INTEGRAL DOUBLE GARAGE - PLUS a further SECOND DOUBLE GARAGE - BOTH with electric points with benefit of ELECTRIC charging point for cars.

The rear of the home is spread across a great size. A quaint, boho style Shangri la has been added for the summer, or winter months. A large seating space, decorated with fairy lights, and candles. A space to hide away on those summer months with friends and family, a retreat within your own garden. The peaceful garden comes with patio area, as well as lawn, hidden behind trees and shrubs, blocking out any neighbors, making this serene garden a dream place to spend your evenings.

Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richdecom 2021. Produced for Richard James. REF: 771529

Approximate Area = 2214 sq ft / 205.7 sq m
 Garage (s) = 525 sq ft / 48.8 sq m
 Total = 2739 sq ft / 254.5 sq m
 For identification only - Not to scale



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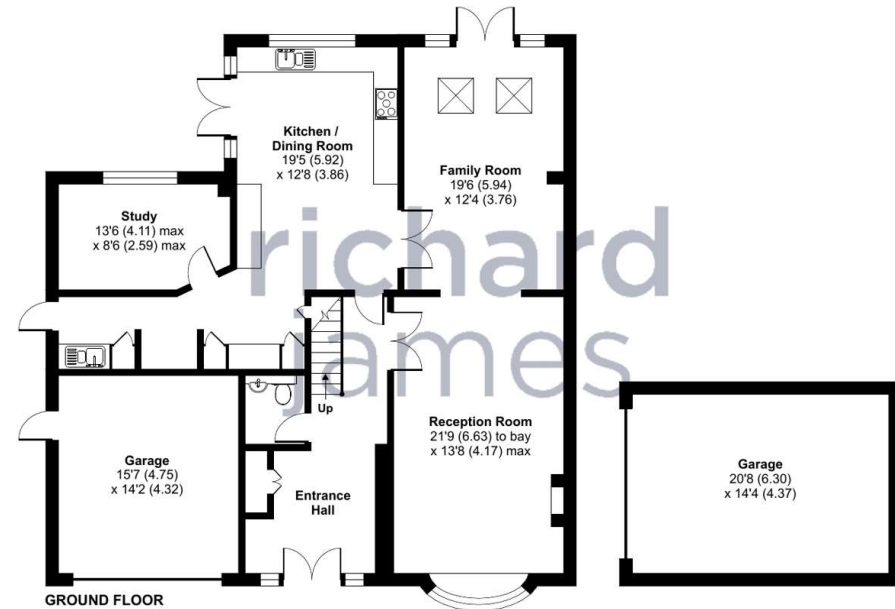
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