



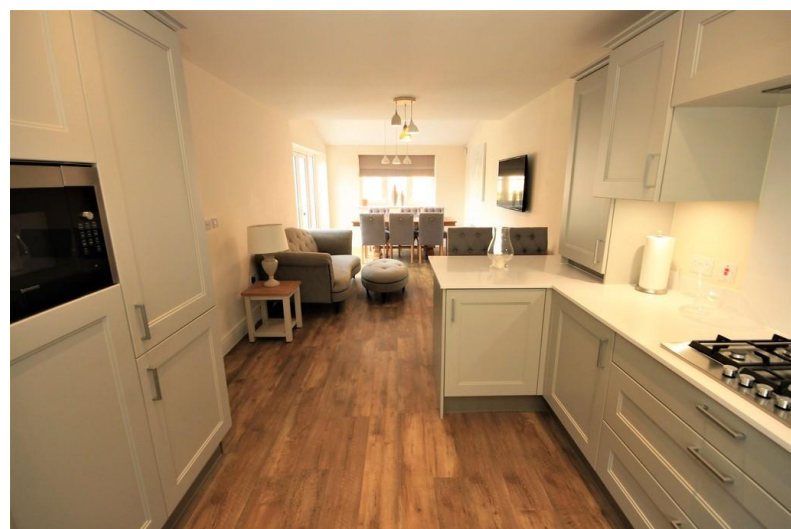
 SPACIOUS FAMILY HOME

**RONA**  
SALES & LETTINGS

**Gorse Wood View**  
St. Luke's Park, Runwell

**£545,000**

A stunning four bedroom detached house situated in a prime location on the popular St. Luke's Park development. The property has had many upgrades and further improvements since being purchased from new in 2017 and offers an abundance of fine features including a bright and spacious 20'8 x 14'2 lounge, fully equipped 31'2 x 10'3 modern fitted kitchen/diner and ground floor cloakroom. To the first floor the property benefits from four double bedrooms with en-suite to the master, family bathroom and a spacious landing. The exterior boasts a number of recently improved features with a beautiful landscaped garden, stylish Indian sandstone patio, summerhouse with own electric supply (currently used as a beauty room) and downlighting inset to fascias both to the front and rear. There is ample parking available via a detached garage and further parking spaces via the independent driveway.





#### **ENTRANCE HALL**

Obscure double glazed door to hallway, Amtico flooring, radiator, stairs to first floor, under stairs storage cupboard, doors to:

#### **LOUNGE**

20' 8" x 14' 2" (6.3m x 4.32 m)

Double glazed window to front, double glazed bay window to side, double glazed French doors to garden, smooth ceiling, radiator.

#### **KITCHEN/DINER**

31' 2" x 10' 3" (9.5m x 3.12 m)

Double glazed window to front, double glazed window and double glazed French doors to rear, range of matching eye and base level units comprising one and a half bowl stainless steel sink unit, mixer tap with pull out spray, integrated dishwasher, fridge/freezer, microwave, five ring gas hob and oven, two radiators, breakfast bar, Amtico flooring.

#### **CLOAKROOM**

Obscure double glazed window to rear, low level w.c, wash hand basin with mixer tap, tiled splash back, smooth ceiling with inset spotlights.

#### **LANDING**

Loft access, airing cupboard, radiator, double glazed window to rear, doors to;



#### **MASTER BEDROOM**

12' 4" x 11' 6" (3.76m x 3.51m)

Double glazed window to front, radiator, fitted wardrobes, smooth ceiling.

#### **EN-SUITE**

Smooth ceiling with inset spotlights, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with raindrop style shower head, heated towel rail, partly tiled walls, tiled floor, shaver point.

#### **BEDROOM TWO**

11' 11" x 9' 1" (3.63m x 2.77m)

Double glazed window to front, radiator, smooth ceiling.



#### **BEDROOM THREE**

10' x 8' 6" (3.05m x 2.59m)

Double glazed window to rear, radiator, smooth ceiling.

#### **BEDROOM FOUR**

9' 1" x 8' 9" (2.77m x 2.67m)

Double glazed window to rear, radiator, smooth ceiling.

#### **FAMILY BATHROOM**

Obscure double glazed window to front, suite comprising low level w.c, panelled bath with mixer tap and shower attachment with raindrop style shower head, tiled floor, smooth ceiling with inset spotlights, heated towel rail, wash hand basin with mixer tap, shaver point.



#### **EXTERIOR**

##### **REAR GARDEN**

Commencing with an Indian sandstone patio area to immediate rear, steps leading to lawn, rear decking area with feature mood lighting, feature down lights to soffits, gated side access, security light, summerhouse to rear.

##### **SUMMER HOUSE**

12' 5" x 9' 2" (3.78m x 2.79m)

With power and light connected, vinyl flooring.

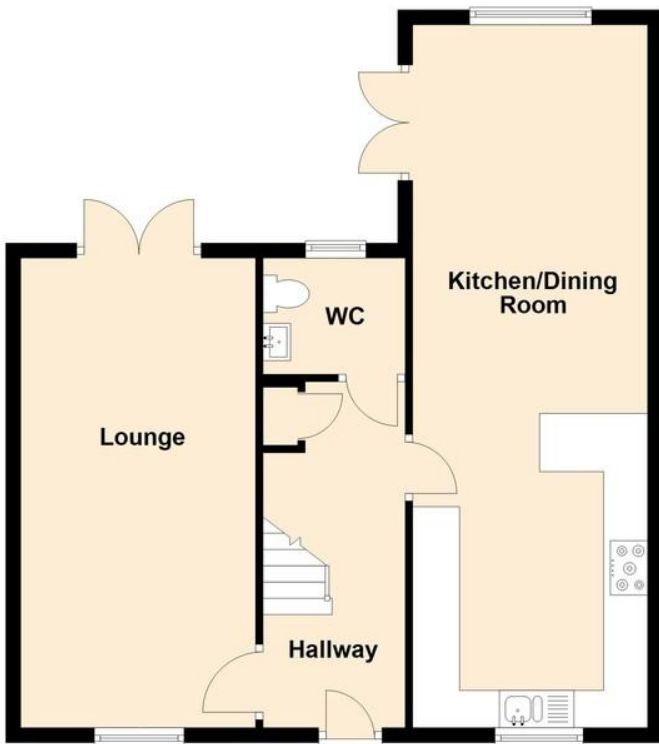
##### **FRONT GARDEN**

Additional front garden with range of shrubs to borders, off street parking via independent driveway and access to garage via up and over doors with pitched roof and power and lighting.



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

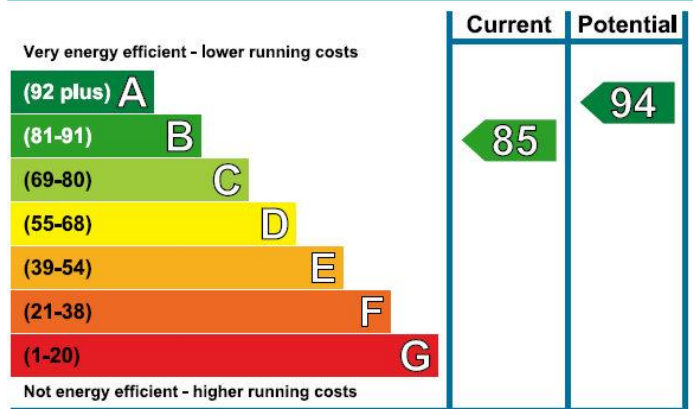
### Ground Floor



### First Floor



### Energy Efficiency Rating



Regulated by RICS

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