



CONINGTON ROAD, FENSTANTON, PE28
£975,000

Carter Jonas

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On entry you are welcomed by a generous entrance hall which leads to the large open-plan kitchen/living/dining room. The contemporary kitchen includes integrated Neff appliances, Corian worktop, Quooker tap, full size fridge & freezer and a 5 ring induction hob. Complimented by under cabinet lighting and a central island with breakfast bar. Three sets of doors leading out onto the impressive oak pergola allow lots of natural light into this open space, bringing the outside in.

The separate living room makes for a cosy retreat. Using an air source heat pump, there is zoned underfloor heating to the ground floor.

There is also a dedicated utility room, boot room with an external door, a W/C, and a guest bedroom with en-suite and large sliding doors opening onto the garden.

Upstairs is the principle suite which boasts an impressive balcony looking out onto open-fields, built in wardrobes and en-suite with LED mirror, walk in shower and heated towel rail.

A further en-suite bedroom with dressing area, second bedroom and family bathroom with LED mirror and heated towel rail completes the first floor.

Externally, there is a separate garden studio and a storage room ideal for bikes and garden tools.

The oak pergola spans the width of the property and benefits from sensorised downlighting. With a porcelain tile patio this creates the perfect space for outdoor dining and entertaining.

The generous driveway has space for several cars and is entered through electric gates. Security cameras and an intruder alarm are also fitted for additional security.

AMENITIES

- Air Source Heat Pump
- Underfloor Heating to Ground Floor
- Gated Driveway for Several Cars
- Separate Garden Studio
- Open-plan Kitchen/Family Room
- Impressive Principle Suite with Large Balcony
- Three En-Suite Bedrooms
- Dedicated Utility Room
- Boot Room

This impressive 4 bedroom detached house has been thoughtfully designed. Featuring contemporary interiors, impressive views and a stunning ranch style pergola perfect for outdoor entertaining.





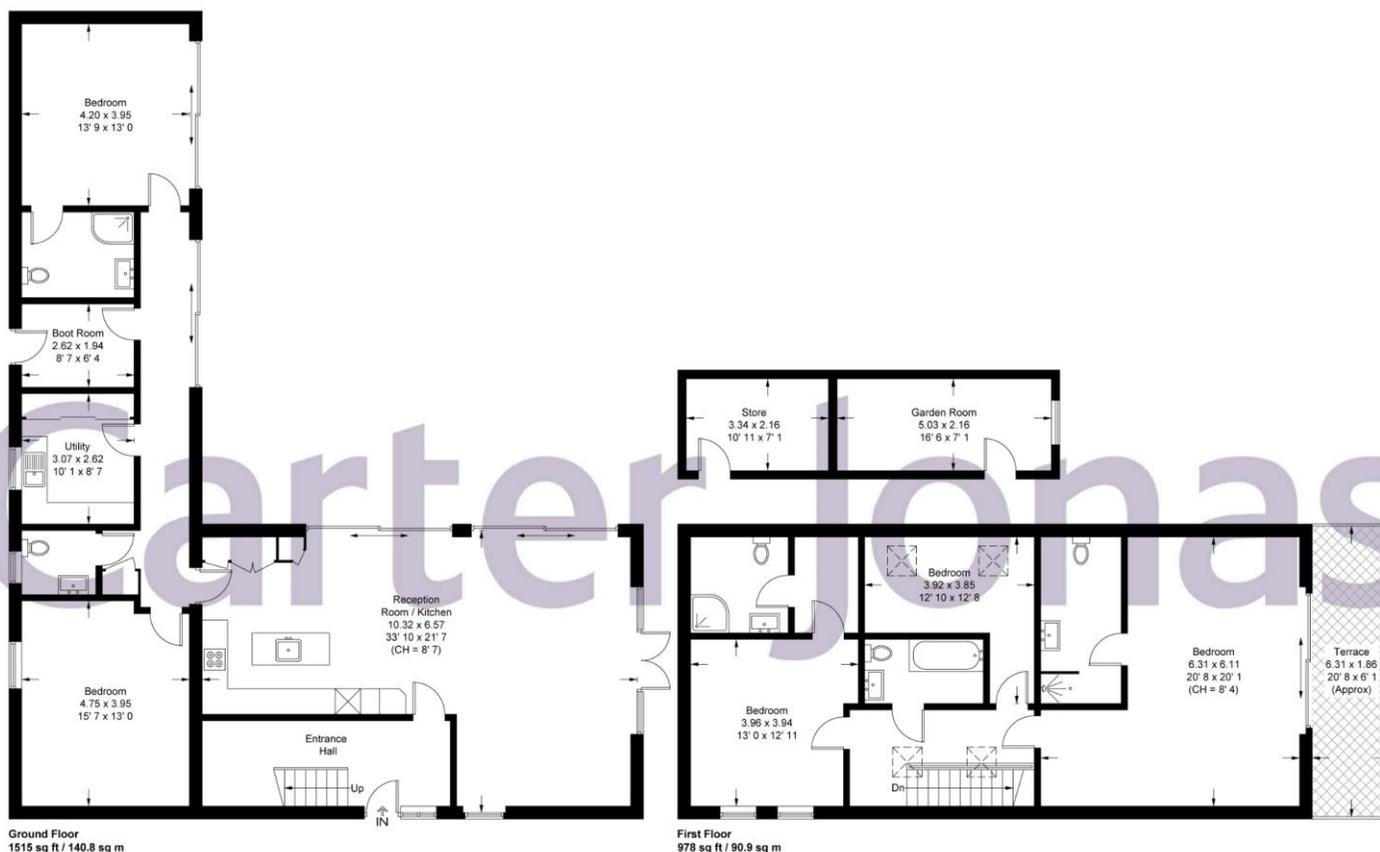
Connington Road

Approximate Gross Internal Area = 2493 sq ft / 231.7 sq m

Store = 77 sq ft / 7.2 sq m

Garden Room = 116 sq ft / 10.8 sq m

Total = 2686 sq ft / 249.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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