



1 Bakersfield, The Drive, Mayland, CM3 6GT

£850,000

- Detached family residence
- Ground floor cloakroom
- Double garage and large frontage
- Modern bathroom
- Generous south west facing garden
- Two ensuite shower rooms
- Three reception rooms
- Five double bedrooms
- Extended
- Exceptionally presented

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Presented to an exceptional standard, and boasting a full width rear extension, the first floor of this OUTSTANDING FAMILY RESIDENCE affords FIVE DOUBLE BEDROOMS, two of which benefit ENSUITE SHOWER ROOMS, all with high end fittings. The ground floor commences with A MOST IMPRESSIVE ENTRANCE with doors leading to a dining room, sitting room, cloakroom, study, and kitchen diner. The kitchen which is fully equipped with an abundance of integrated appliances, all detailed in the full description, opens to a SPACIOUS OPEN PLAN LIVING SPACE, filled with natural light due to the windows and twin bi fold doors opening to the LANDSCAPED SOUTH WEST FACING GARDEN. This property has it all, space for all the family, great for entertaining, an abundance of parking with a SUBSTANTIAL FRONTAGE, and DOUBLE GARAGE, all complimented by the 80' REAR GARDEN.



Council Tax Band:



Entrance:-

Door leading to light and spacious entrance hall, doors to all ground floor rooms, white staircase with stair runner leading to first floor. Under stair storage. Herringbone flooring leads throughout the ground floor.

Dining room:-

11'2 x 10'2

Two double glazed windows to front. Radiator.

Study:-

10'3 x 6'7

Two double glazed windows to front, radiator.

Cloakroom:-

Obscure double glazed window to side, low level wall mounted wc with push button flush, hand wash basin over vanity unit. Half tiled walls. Contemporary style radiator. Automatic lighting.

Sitting room:-

16'7 x 11'11

Smooth ceiling with inset dimmable downlighters, bifold doors leading to family room, wall mounted radiator. Carpeted floor covering.

Kitchen diner:-

15'10 x 10'

High specification modern kitchen with separate utility room. Fitted units with quartz work surfaces, with a quartz island breakfast bar and food prep area. Two fitted ovens, sink with mixer tap, hob and dishwasher, all compliment a perfectly designed kitchen. Radiator.

Utility room:-

9'11 x 5'3

Space and plumbing for washing machine and tumble dryer. Wall to wall storage cupboards. Space for US style fridge freezer.

Family room:-

33' x 15'10

Smooth ceiling with inset downlighters. Roofline window to side. Two sets of 5 glazed panel folding doors, with integral shutter blinds, opening to landscaped south west facing garden. Media wall. Air conditioning system. Two radiators.

First floor landing:-

A beautiful light, galleried landing with doors leading to all rooms.

Bedroom:-

12'3 x 12'1

Double glazed windows to rear, fitted wardrobes, door to ensuite, radiator.

Ensuite:-

Obscure double glazed window to rear. Walk in shower with rain shower and hand held attachment. Built in LED illuminated shelving. Wall mounted low level wc with wall mounted push button flush. Wash basin over vanity unit with mixer tap. Tiled walls. Extractor fan. Heated towel rail.

Bedroom:-

9'7 x 9'3

Two double glazed windows to front. Radiator.

Bedroom:-

11'3 x 8'6

Two double glazed windows to front. Radiator.

Bedroom:-

12' x 10'3

Double glazed window to rear. Radiator.

Bedroom:-

9'7 x 9'3

Two double glazed windows to front. Radiator. Door to ensuite.

Ensuite:-

Walk in shower cubicle, close coupled wc, wash basin over vanity unit, heated towel rail.

Family bathroom:-

Obscure double glazed window to rear. Free standing bath with wall mounted AXOR bath filler. Inset shelving. Walk in shower with tiled surround and inset shelf. Rain shower and hand held attachment. Close coupled wc. Wash basin over vanity unit.

External:-

Frontage

Tarmac driveway leading to double garage. Lawn to front of property and front boundary. Fenced boundary to the side.

Double garage:-

Two roller shutter style access doors to the front of the garage. Door to rear providing access to rear garden. Power and light.

Rear garden:-

80'

South West facing, and commencing with a spacious patio, perfect for entertaining, with a path leading around the perimeter of the garden with the remainder benefitting from a well established lawn. External power supplies are available for a hot tub. Gated access to the front is available to both sides of the property. Fencing to all boundaries.



Directions

Viewings

Viewings by arrangement only. Call 01621 738738 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |