



The Laurels Main Street, Clopton
£625,000 Freehold

**Sharman
Quinney**

Key Features



- FOUR Bedrooms - Stunning Chalet Bungalow
- Village Location
- Stunning Fully Refitted Kitchen and Matching Utility
- Spacious & Luxurious Accommodation - 191 SQ.M (2055 SQ.FT)
- Landscaped Private rear garden - Rural aspects

This four-bedroom detached chalet bungalow, offers contemporary living with a dedicated first-floor principal suite with twin dressing rooms. Having just had recent thoughtful improvement, this immaculate property will delight the most discerning interest.

Constructed 20 years ago and with the loft converted in 2017, The Laurels is an immaculate FOUR bedroomed, detached, chalet bungalow in a rural setting, offers hugely impressive accommodation.

This highly contemporary accommodation comprises a living room, spacious and stylish fitted kitchen/dining room, with bespoke high-end cabinetry with matching central island, granite work surfaces and an array of fitted appliances along with and fully matching utility.

Entrance Hall - A half-glazed upgraded front door, opens into the hallway with LVT flooring. The hall leads to the bedroom wing on the right-hand side, and straight on to the reception rooms. There is an understairs cupboard and a larger cupboard for hanging coats. Glazed doors lead into the living room, and a separate one into the kitchen/dining room. The ground floor accommodation extends to a full-size shower room, and three double bedrooms.

On the first floor is a sizeable main bedroom with a large shower room and



twin dressing rooms. On the mezzanine, an office area has been created.

Living Room - Accessed from both the hall the living room with double door to the kitchen.

Bedroom Two - Located at the front of the property, bedroom two is a large double room with windows to two aspects. This Bedroom is currently being used as an office.

Bedroom Three - is a good-sized double, bedroom three has a window to the side elevation.

Bedroom Four - is a good-sized double, bedroom has a window to the side elevation (is currently an alternative guest lounge).

Bathroom - Karndean flooring is the backdrop to the white suite that comprising walk in shower, wall mounted floating wash basin, W.C., all with tiled splashbacks.

First Floor - A stunning wooden staircase, with glass balustrade rises to the first-floor landing / open study area, with two Velux roof profile windows.

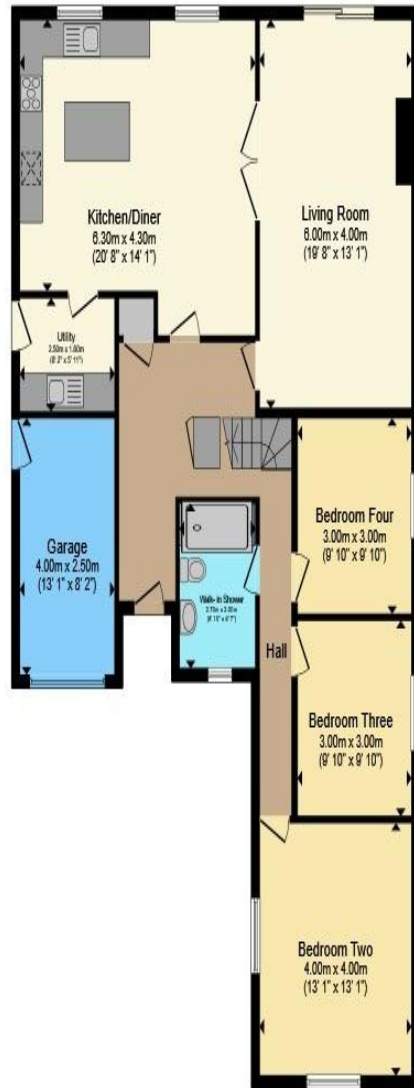
Principal Bedroom - Running the depth of the property with rooflights to both the front and the back, this fantastic space ceiling downlighters and eaves storage.

Twin Dressing Rooms,- Off the landing, two matching rooms provide twin dressing rooms that could easily provide floor to ceiling wardrobes, both with laminate flooring, ceiling downlighters and a rooflight.

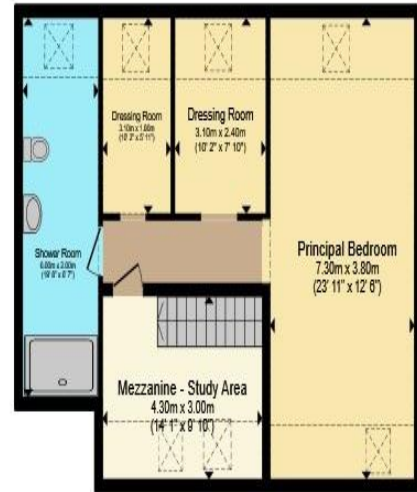
Shower Room - This generously sized room has a large walk-in shower with drencher and mixer attachment, sink inset to a vanity unit and a W.C. In addition, there is wall mounted storage, ceiling downlighters, a rooflight. The property features oil fired heating to radiators throughout the accommodation. The property has private "treatment plant" for the sewage.

Exterior & Garage - With a brick retaining frontage, the front garden is gravelled giving off-road parking for up to five vehicles. Various mature planting softens the landscape. A gate at the side of the house gives pedestrian access to the rear garden. The integral garage has an up-and-over door, and power and light connected.





Ground Floor



First Floor

Total floor area 202.4 m² (2,178 sq.ft.) approx

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About Clopton

Clopton is a small village in East Northamptonshire, close to the border of Cambridgeshire, and is a short drive from both the A605 and A14. Cambridge is a 30-mile drive away, via the convenient A14 and A1 road links. Mainline train services to central London run from Peterborough, Kettering and Huntingdon in under an hour. The area is known for its excellent schooling with many local Primary Schools in the surrounding area to choose from, and Oundle, six miles away, with its renowned Public School.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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