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## **The Mount, Wrenthorpe**

**4 Bedrooms, 2 Bathroom, Detached House**

**Asking Price Of £445,000**

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4 Bedrooms, 2 Bathroom

Asking Price Of £445,000

- DETACHED HOUSE
- BEAUTIFULLY PRESENTED GARDENS
- FOUR BEDROOM
- ENSUITE TO MASTER ROOM
- GARDEN ROOM

**ENTRANCE PORCH** Stepping into the entrance porch, you're welcomed by the warmth of the oak flooring, which extends a hearty invitation into the home. The UPVC door, framed by matching double glazed windows allows natural light to flood the space, creating a bright and welcoming atmosphere. Above loft access provides practical additional storage, ensuring the porch remains uncluttered and functional. This thoughtfully designed entrance porch blends style and utility, setting the tone for the rest of the home.

**ENTRANCE HALL** Moving through to the entrance hall you are presented with the staircase to the first floor, coved ceiling and beautifully glazed oak doors leading to the lounge and dining room.

**LOUNGE** 20' 10" x 10' 5" (6.36m x 3.19m) Upon entering the room, you're immediately greeted by the natural light pouring in through the UPVC double glazed windows, creating a bright and airy ambience. The centrepiece of the room is a stunning marble hearth, which houses a cosy gas fire feature, perfect for relaxing evenings. The warmth of the oak doors adds a touch of elegance and sophistication to the space. French doors open up to a charming garden room, seamlessly blending indoor and outdoor living and providing an inviting transition to the garden beyond. This room effortlessly combines modern convenience with timeless style, making it an ideal space for both relaxation and entertaining.

**DINING ROOM** 12' 5" x 9' 7" (3.79m x 2.93m) The room is well-proportioned, offering ample space for a large dining table and chairs, as well as additional furniture such as a sideboard or china cabinet. With glazed oak door leading from lounge area.

**KITCHEN/DINER** 18' 6" x 12' 10" (5.65m x 3.92m) The kitchen diner is designed to cater to both culinary





enthusiasts and those who love to host. The room features an extensive range of wall and base units, all finished with sleek laminate work surfaces that provide ample space for meal preparation with a tiled, neutral splashback. An additional feature of this kitchen is a stainless steel sink with a modern mixer tap. At the heart of the kitchen, the Rayburn Range cooker, which boasts ceramic hobs and an integrated back boiler system, providing efficient cooking. Adjacent to the cooking area, a spacious pantry with fixed shelving offers generous storage for groceries and kitchen essentials, keeping everything organized and within easy reach. The room's thoughtful design and functional elements make it a welcoming and efficient space for all your culinary and dining needs.

**GARDEN ROOM 12' 8" x 7' 8" (3.88m x 2.35m)** The garden room is a harmonious space with natural elements and modern design, creating a serene and inviting space. One wall features exposed stone, adding a rustic touch and a sense of permanence to the room. Surrounding this, UPVC windows stretch from

floor to ceiling, offering panoramic views of the beautifully presented garden and allowing an abundance of natural light to fill the space. Three timber-framed Velux windows with tinted, self-cleaning glass are set into the sloping ceiling. These skylights not only enhance the room's brightness but also provide ventilation and a glimpse of the sky, making the garden room feel open and airy. This room is the perfect place to entertain, or simply relax and enjoy the changing seasons from the comfort of your home.

**REAR PORCH** This rear porch has a combination of practical features and design, enhances the connection between the home and the garden.

**W.C. 3' 3" x 5' 4" (1.01m x 1.65m)** The downstairs toilet is a stylish and functional space complete with a sleek, curved wash basin fitted with a chrome mixer tap set into a luxurious granite countertop and a low flush w.c. with concealed cistern. A frosted window allows natural



light to fill the room while ensuring privacy.

**MASTER BEDROOM 11' 0" x 9' 7"**  
(3.37m x 2.93m) The master bedroom is a spacious double sized room complimented with fitted wardrobes lining one wall and matching fitted dressing table and bedside units designed for comfort and convenience. This room is complete with an en-suite.

**ENSUITE TO MASTER 6' 5" x 5' 2"**  
(1.98m x 1.59m) The en-suite offers a ceramic hand wash basin set into a vanity unit, w.c and enclosed tiled shower unit with jacuzzi style jets finished with a modern ladder-style radiator.

**BEDROOM TWO 17' 10" x 8' 3"**  
(5.45m x 2.54m) A spacious double room with neutral décor, a large UPVC double glazed window and coved ceiling.

**BEDROOM THREE 10' 7" x 11' 8"**  
(3.25m x 3.57m) A double room with neutral décor, coved ceiling and UPVC double glazed window.

**BEDROOM FOUR 7' 5" x 10' 9"**  
(2.28m x 3.30m) A spacious double room with neutral décor, UPVC double glazed window and coved ceiling. Perfect use for a guest room.

**BATHROOM 7' 10" x 6' 11"** (2.41m x 2.13m) The family bathroom brings a harmonious blend of functionality and style with a graceful curved corner bath situated on a slight elevation. Adjacent to the bath, a separate shower unit with curved sliding doors, pedestal sink finished with a chrome mixer tap and w.c. finalised with ladder-style radiator and wall hung mirrored cabinet.

**EXTERNAL** Bordering the front garden are well-maintained hedges that provide a natural screen, ensuring privacy and a touch of greenery that frames the space beautifully. Following alongside the house is a smooth tarmac driveway, offering a durable and clean surface that guides you towards the detached garage,



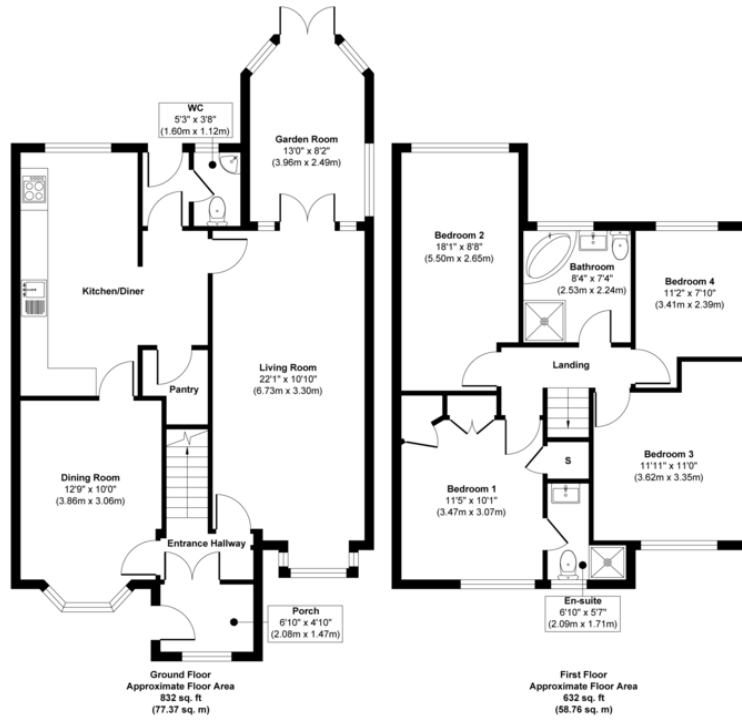
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**Approx. Gross Internal Floor Area 1464 sq. ft / 136.13 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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