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Seabrook Ave, Waltham On The Wolds

Bedrooms: 3 | **Bathrooms:** 3 | **Receptions:** 2

Individually designed stone-built detached home forming part of a small modern development, offering three double bedrooms, a high-quality specification and energy-efficient features.

- Individual Stone-Built Detached Home
- Gaddesby kitchen
- Separate Utility Room
- Family Bathroom & Ground-Floor WC
- Driveway & Single Garage
- Three Well-Proportioned Bedrooms
- Ground-floor underfloor heating
- Principal Bedroom with En Suite
- Air-Source Central Heating
- Private Landscaped Rear Garden



















Property Type: Detached House

Bedrooms: 3 | **Bathrooms:** 3 | **Receptions:** 2

This impressive stone-built detached home was built by Brampton Valley Homes as part of a small modern development of individually designed, high-specification homes within the highly regarded village of Waltham on the Wolds. Offering beautifully presented three-bedroom accommodation, the property combines traditional stone elevations and individual design with the benefits of a relatively new, contemporary and energy-efficient home.

The accommodation is entered via a welcoming hallway, with a useful cloakroom/WC positioned off. The generous through lounge provides an excellent principal reception space, offering ample room for both relaxing and entertaining.

At the heart of the home is the well-appointed dining kitchen, fitted with a high-quality Gaddesby kitchen complemented by upgraded Silestone work surfaces and a range of integrated Neff appliances. There is also plenty of space for a dining table. A separate utility room offers valuable additional storage and laundry facilities.

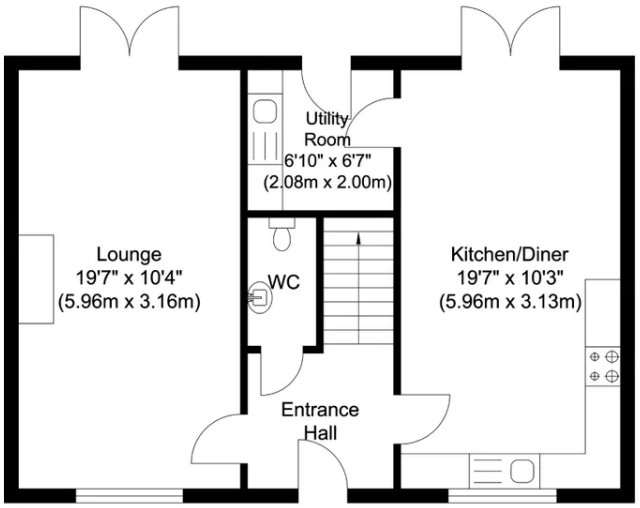
Upstairs, the principal bedroom is particularly well appointed, incorporating its own dressing area and en suite shower room. There are two further double bedrooms to the first floor, with the additional bedrooms served by the family bathroom. The bathrooms are finished to a high standard, incorporating Villeroy & Boch sanitaryware, Hansgrohe brassware and Porcelanosa tiling.

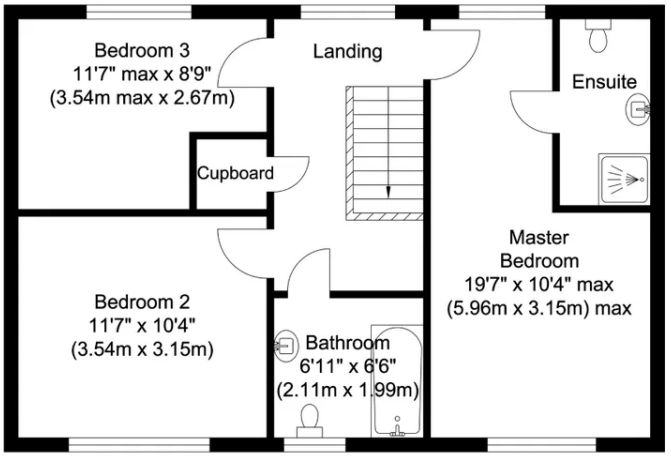
The property benefits from coloured uPVC double glazing, oak veneered internal doors and underfloor heating throughout the ground floor, powered by an energy-efficient Mitsubishi air-source heat pump which provides both heating and hot water. The heating is arranged across four independently controllable zones to the ground floor, with radiators and individual thermostatic controls upstairs. Security is also well catered for, with three CCTV cameras, an app-based alarm system and Ring doorbell.

Outside, a driveway provides off-road parking and leads to a single garage, while to the rear is an attractive landscaped garden offering a private and established space for outdoor dining and entertaining.

Waltham on the Wolds is a popular Leicestershire village situated approximately five miles north-east of Melton Mowbray, with the surrounding countryside providing an attractive rural setting while remaining convenient for the amenities and transport connections of nearby market towns.

AGENTS NOTE: Freehold with management annual charge of £376 per annum



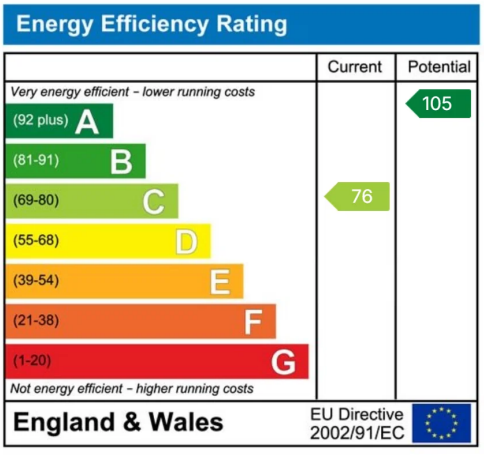


Ground Floor
Approximate Floor Area
549.82 sq. ft
(51.08 sq. m)

First Floor
Approximate Floor Area
577.37 sq. ft
(53.64 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.





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