



Maple House Northern Heights, Bourne End

£1,325,000



Robertsons

Maple House Northern Heights

Bourne End

Nestled in a sought-after residential area, this impressive modern five-bedroom detached house offers spacious and versatile accommodation, perfect for family living. The ground floor welcomes you with a bright entrance hall that leads to a generous living room. The modern kitchen is well-appointed with high-quality appliances, ample storage, and an adjoining dining area, ideal for both everyday meals and entertaining guests. A separate utility room provides added convenience, while a dedicated study offers a quiet space for home working. Upstairs, the principal bedroom benefits from an en-suite shower room and built-in wardrobes. Bedroom two benefits from its own en suite shower room. Three further bedrooms are all well-proportioned, each with pleasant outlooks, and are served by a contemporary family bathroom. Tasteful décor and quality finishes are evident throughout, creating a warm and inviting atmosphere.

The property is set on a substantial plot, with beautifully maintained gardens to the front and rear. The rear garden offers an area of lawn, mature borders, and a spacious patio area, perfect for outdoor dining and relaxing during the warmer months. A detached double garage provides secure parking and additional storage, while the private driveway can accommodate four cars. The property is bordered by established hedging and fencing, ensuring a high degree of privacy. Located close to local amenities, reputable schools, and excellent transport links, this outstanding family home combines generous outside space with a convenient setting, making it a rare opportunity in today's market.

Council Tax band: G Tenure: Freehold





Entrance hall

Stairs to first floor with under stairs storage cupboard, built in cloaks cupboard, radiator

Cloakroom

Contemporary suite and decor with low level W.C., wash hand basin with mixer tap, drawers under and tiled splash back, down lighters, window to front

Study

With a range of fitted storage, desk, drawers and shelving, radiator, windows to front and side

Dining room

Radiator, double doors to hall, dimmer switch

Sitting room

Attractive stone built fireplace with gas flame effect fire, two radiators, bi folding doors to garden, window to front, two windows to rear, dimmer switch

Kitchen/breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Siemens oven, fitted Siemens five ring gas hob with extractor over, built in fridge/freezer, built in dishwasher, central island with storage under and seating for two, space for table, tiled flooring, tiled splash back, down lighters, window to side, two windows to rear

Utility room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for dryer, tiled flooring, cupboard housing wall mounted Worcester gas fired central heating boiler and fuses, radiator, window to front, door to side

Family room

With bi folding doors to garden, radiator

First floor

Landing : Airing cupboard housing hot water cylinder and shelved storage





Bedroom 1

With a range of fitted wardrobes, radiator, window to side

En suite Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., hand basin with mixer tap and cupboards under, shaver point, heated towel rail, shower cubicle, part tiled walls, two windows to rear

Bedroom 2

Radiator, two built in double wardrobes, window to rear

En suite shower room

Shower cubicle housing rainfall shower, low level W.C., hand basin with mixer tap and cupboards under, heated towel rail, tiled walls, tiled flooring, window to rear

Bedroom 3

Radiator, built in double wardrobe, down lighters, dimmer switch, window to front

Bedroom 4

With built in double wardrobe, radiator, windows to front and side

Bedroom 5

Radiator, down lighters, window to front

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash basin with mixer tap and cupboards under, shower cubicle housing rainfall shower unit, heated towel rail, tiled flooring, tiled walls, window to front

Front garden/Parking

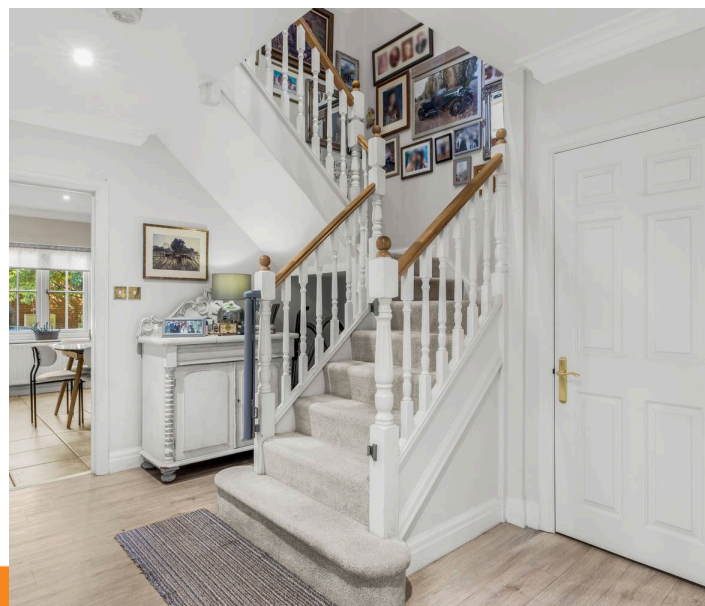
A block paved driveway. The remainder is laid to lawn with flower and shrub borders

Double garage

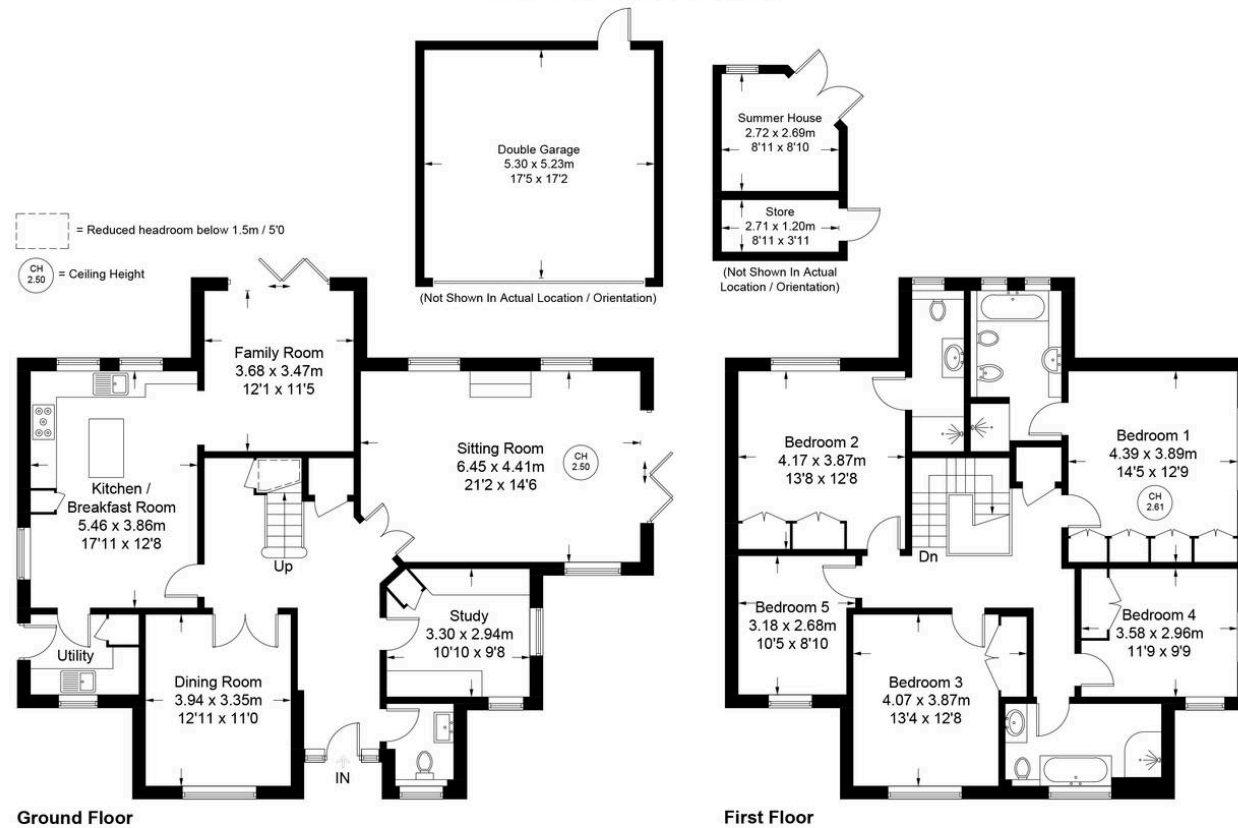
Electric up and over door, light and power, door to rear garden

Rear garden

A patio wraps round the property with an area of lawn and well stocked flower and shrub borders, There is a summer house and a timber shed. All is enclosed by panelled fencing and hedging. The plot extends to 0.29 acre



Approximate Gross Internal Area
 Ground Floor = 117.2 sq m / 1261 sq ft
 First Floor = 107.0 sq m / 1152 sq ft
 Double Garage = 27.8 sq m / 299 sq ft
 Outbuilding = 10.2 sq m / 110 sq ft
 Total = 262.2 sq m / 2822 sq ft



Floor Plan produced for Robertsons by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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