



Floreat, Church Road, Leckhampton

Offers Over £1,000,000





## Floreat, Church Road, Leckhampton

A generous, desirable four bedroom property on the outskirts of Leckhampton, flaunts breathtaking views over Leckhampton Hill and it's surrounding areas. This is offered with no onward chain. This house has a spacious entrance hall with wooden flooring, WC and ample storage. The living area is a wonderful space, which overlooks the rear of the garden. The dining room leads from the hallway and is well-proportioned with space for a large dining table and chairs. The beautifully designed kitchen has glossy wall units and plenty of countertop space. The double doors open up to the beautiful landscaped garden. Upstairs offers four double bedrooms. The main bedroom has floor to ceiling windows on the left hand side which bursts through lots of light and shows impressive views of the countryside. It boasts two separate en-suites (one which includes a bath, the other includes a shower). The second bedroom is very impressive and presents an en-suite attached. The further bedrooms are a great size and further bathroom which completes the first floor. Externally, to the front of the property, is a large driveway which offers plenty of parking space for multiple vehicles. To the rear, a wonderful lawned garden with additional patio area. A must see property!







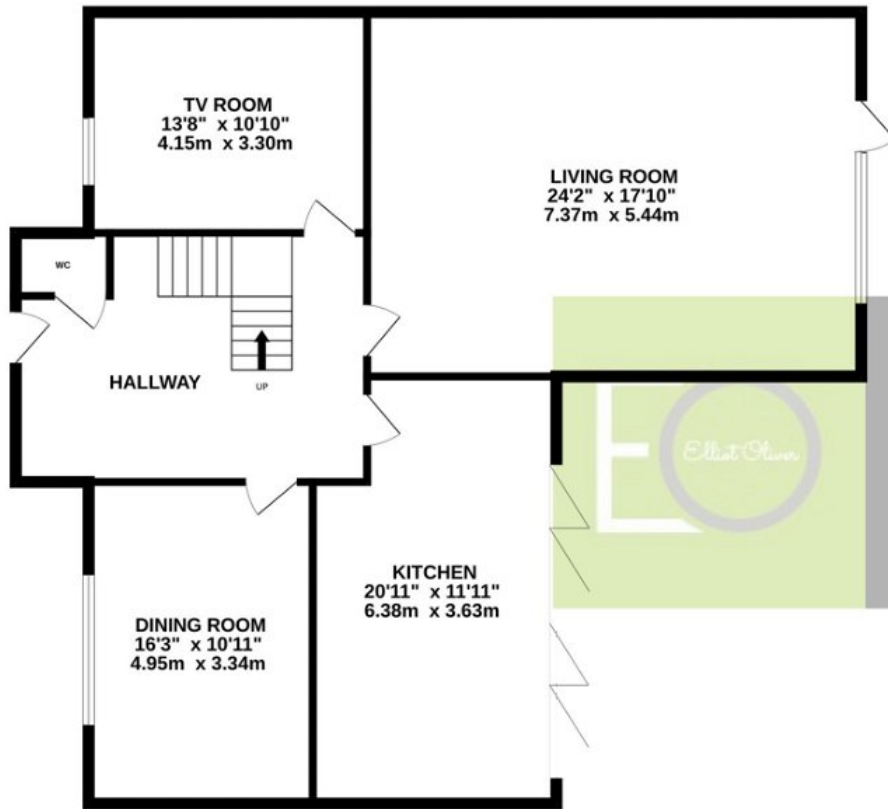




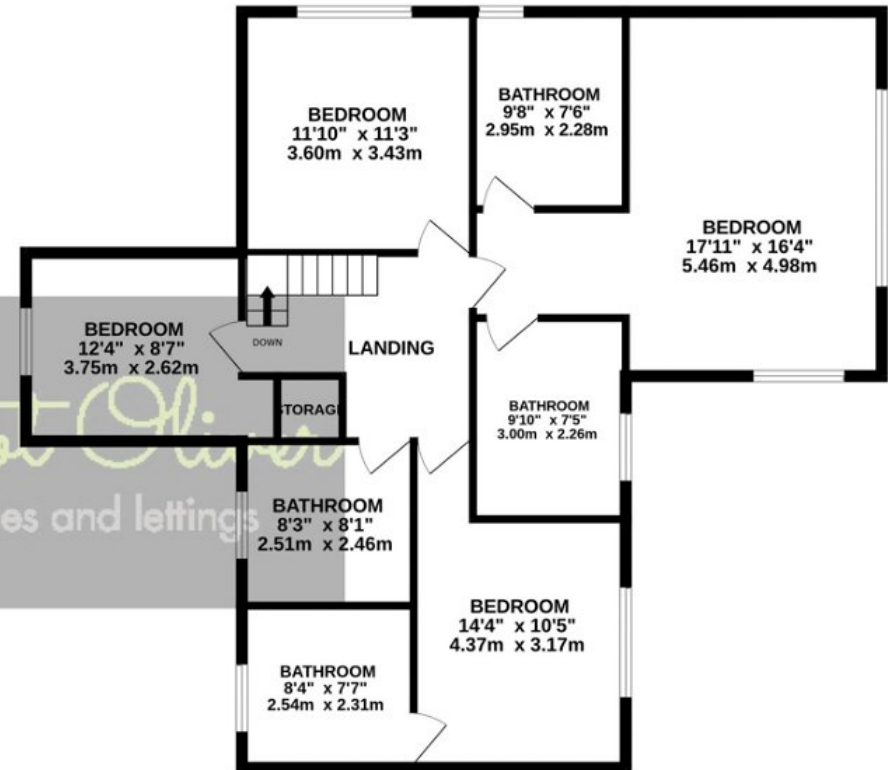




GROUND FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR  
1019 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 2351sq.ft. (218.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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