



**6 The Racecourse, Stoney Wood,
Cameron Hall Homes.**
, TS22 5TQ

£644,995

Energy Rating :



6 The Racecourse, Stoney Wood, Cameron Hall Homes.

Description

** Stoney Wood show homes now available to view, so what you waiting for pick up the phone & BOOK your appointment NOW! ** Plot 65, The Gefrin + - Traditional Elevation (Home of the Week) 5 bed detached home with orangery and a double integral garage with large driveway. Introducing the Gefrin +: A Showpiece of Cameron Hall Luxury Prepare to be enchanted by the extraordinary Gefrin +, a true testament to Cameron Hall's unmatched design prowess. This stunning property stands as a showpiece of modern luxury, redefining the very essence of upscale living. As you step inside, a grand entrance hallway greets you, adorned with a soaring double height ceiling and inviting double doors that beckon you towards the breathtaking dining/kitchen/family area. This L-shaped, open-concept space is meticulously designed and features a dedicated area for a wood-burning stove. An astonishing orangery, complete with a striking glass lantern roof and seamless bi-fold doors that open to the patio area, adds a touch of sophistication. The kitchen island, the heart of the room, showcases a stunning induction hob and a wine cooler, creating the perfect stage for the household's culinary maestro to entertain and offer delightful refreshments. The adjacent dining area gracefully leads to a discreet utility room, cleverly concealing domestic necessities from view. A well-placed downstairs WC enhances the functionality of this space. The double garage thoughtfully connects to the property through the utility room, providing practical convenience. Moving away from the hallway, you'll discover the living room-a haven of tranquility and elegance, spanning an impressive 200 square feet. This space offers the ultimate retreat for relaxation and unwinding. The first floor continues to impress, mirroring the charm of the exterior design. The master bedroom exudes character, featuring a vaulted ceiling, a meticulously designed dressing area, and an ensuite complete with a double shower and velux windows. Bedrooms two and three share a jack and jill ensuite, boasting a double shower. Similar to the master suite, bedroom two features a striking vaulted ceiling which bathes the room in natural light. Bedrooms three, four, and five offer versatile sizing options, ensuring adaptability to various needs. The family bathroom radiates opulence, with a free-standing bath and a separate shower, leaving a lasting impression on any guest who experiences the Gefrin +. Experience the Gefrin +, where masterful design and functional elegance unite to create a home that transcends the boundaries of modern luxury living.

INDICTAIVE ROOM SIZES:

Living Room 12' 8" x 16' 4" (3.86m x 4.97m)

Family Room 12' 8" x 13' 6" (3.86m x 4.11m)

Stunning Fitted Kitchen / Dining Area 23' 2" x 12' 5" (7.06m x 3.78m)

Orangery 11' 7" x 14' 7" (3.53m x 4.44m)

Garage 19' 6" x 19' 10" (5.94m x 6.04m)

Principle Bedroom 19' 6" x 10' 11" (5.94m x 3.32m)

Bedroom 2 12' 9" x 10' 10" (3.88m x 3.30m)

Bedroom 3 12' 10" x 9' 11" (3.91m x 3.02m)

Bedroom 4 12' 11" x 12' 2" (3.93m x 3.71m)

6 The Racecourse, Stoney Wood, Cameron Hall Homes.

Bedroom 5 13' 1" x 8' 9" (3.98m x 2.66m)

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

6 The Racecourse, Stoney Wood, Cameron Hall Homes.

Viewing Arrangements

Tel: 01287 630733

Email: redcar@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.