

# Presenting: Hurricane Drive, Stoke Orchard, GL52 7SE



A family home with large kitchen and garden

ADAM HALLIWELL

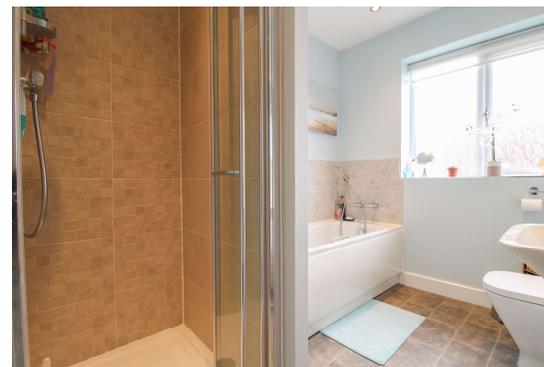
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## About this property...

I am pleased to present to the market this Bloor built "Sawley" design family four bedroom home. Tucked away in a small cul de sac adjacent to open farmland. The property is located at the far side of the Bloor Stoke Orchard development, built in 2015. The property has a rendered front with brick side and rear elevations to break up the look of the street and the properties. To the side is an over sized 19' x 9'10 garage with power, light and a driveway for two cars. Enter into the hallway to get access to all the ground floor rooms. Firstly, the room in hot demand in 2021 is the study. In this house it's used as a playroom to demonstrate its flexibility, but is a perfect spot, next to the front door to work away and watch the world go by. The living room is a well proportioned 16'5 x 11'5. There is a cloakroom with cloaks cupboard. One of two main selling features of this home is the kitchen/family/dining room. A wonderful open plan space to the rear of the property with a fitted kitchen, packed with built in appliances and an essential island. Lots of work space for cooking and somewhere to serve the food and drink when you open your home for summer garden parties. The dining area, also has space for a chair or another TV. The latter part of this room is under a glass roof, almost like a garden room or conservatory, but part of the main home. Also in the kitchen area is a clever design by Bloor, the "Utility Cupboard" . A large double cupboard in the kitchen that houses the washing machine and tumble dryer. This family room leads to the second major feature of this property....the rear garden. Mainly laid to lawn with an afternoon, evening patio and gated side access. Relativity private but a massive 55' x 30'. This space is rare for a modern house on such a development and means those with families have a place to really enjoy for play and entertaining in the summer months. Upstairs the landing is central to the first floor with master bedroom to the front. This has a good sized en-suite with double sized walk in shower. There are two further double bedrooms on this floor and a good sized 9'2 x 6'3 single bedroom, ideal as a single room, office or cot room. The family bathroom rounds off the accommodation with the benefit not just of a shower but a separate shower cubicle also.





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## Property Features...

- Over sized garage and driveway
- 55' x 30' rear garden
- Cloakroom
- Large family/kitchen/diner with appliances
- Study
- 4 Bedrooms
- En-suite to master



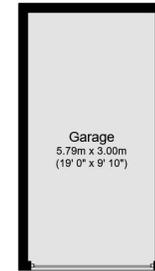
**Ground Floor**

Floor area 62.9 sq.m. (677 sq.ft.) approx



**First Floor**

Floor area 54.2 sq.m. (584 sq.ft.) approx



**Garage**

Floor area 17.4 sq.m. (187 sq.ft.) approx

Total floor area 134.5 sq.m. (1,447 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertySOLV

## About this location...

Stoke Orchard is a village that in the last 10 years has developed into a vibrant, populated and conveniently located village. With the new homes has come a lovely shop/coffee shop over the road. A community centre with children's play park and a regular bus service from the village. The community centre and shop are run by a collection of passionate villagers, creating a real community in this hub. The agent selling this spent some early life years in the village and it is nothing like the village it was 30 years ago, it now has facilities and features.

Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	87   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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