





BEAUTIFUL DETACHED HOME IN A RURAL LOCATION, ON BELTON ROAD IN BELTOFT. Hardacres is a recent construction that has been superbly presented throughout to provide a fabulous family home with seven potential bedrooms, two reception rooms, open plan living/kitchen/dining area, utility room, downstairs shower room, separate cloakroom/WC, stunning staircase in the grand entrance hallway that offers the WOW factor and access to the rest of this lovely house. The first floor benefits from a spacious master bedroom with balcony, en-suite bath/shower room, 3/4 further bedrooms, family bathroom, stairs to the further two attic bedrooms and shower room. The property also benefits from a double garage with further entertainment room above that offers a versatile space. SIMPLY A FABULOUS PROPERTY IN A WONDERFUL PEACEFUL LOCATION.

PORCH

9' 11" x 4' 3" (3.04m x 1.30m)

ENTRANCE HALL

14' 6" x 21' 8" (4.44m x 6.62m)

LIVING ROOM

14' 11" x 21' 8" (4.56m x 6.62m)

STUDY/SITTING ROOM

14' 11" x 16' 9" (4.55m x 5.13m)

LIVING KITCHEN

27' 9" x 15' 4" (8.46m x 4.68m)

DINING AREA

33' 2" x 11' 9" (10.13m x 3.60m)



UTILITY ROOM

6' 9" x 8' 11" (2.06m x 2.73m)

SHOWER ROOM

6' 7" x 5' 10" (2.03m x 1.78m)

CLOAKROOM/W/C

8' 4" x 4' 4" (2.55m x 1.34m)

STAIRS

MASTER BEDROOM

15' 0" x 15' 4" (4.58m x 4.69m)

EN-SUITE BATHROOM

14' 11" x 10' 2" (4.56m x 3.12m)

BALCONY

DRESSING ROOM/BEDROOM

14' 6" x 11' 0" (4.43m x 3.37m)

BEDROOM

15' 0" x 15' 4" (4.58m x 4.68m)

BEDROOM

14' 11" x 14' 3" (4.55m x 4.36m)

BEDROOM

14' 11" x 11' 1" (4.56m x 3.38m)

FAMILY BATHROOM

14' 10" x 7' 1" (4.53m x 2.16m)



STAIRS TO ATTIC

ATTIC BEDROOM

19' 9" x 23' 8" (6.04m x 7.23m)

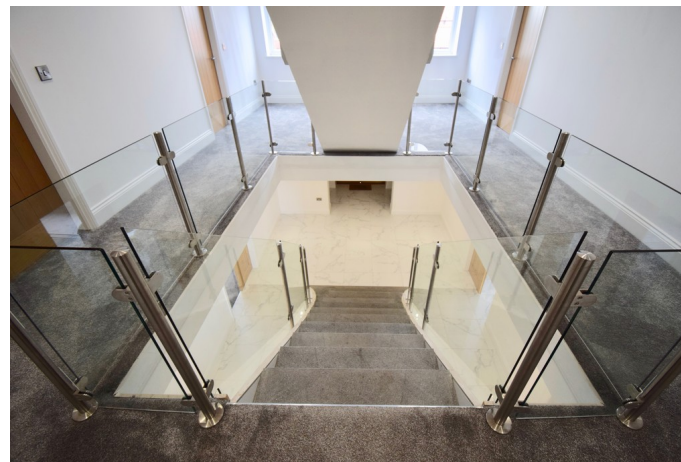
ATTIC BEDROOM

19' 2" x 23' 7" (5.86m x 7.21m)

SHOWER ROOM

10' 3" x 5' 4" (3.13m x 1.65m)







DOUBLE GARAGE

ENTERTAINMENT ROOM/OFFICE

GARDENS

NOTES

Further features to note consist of.....

SMART ALARM SYSTEM

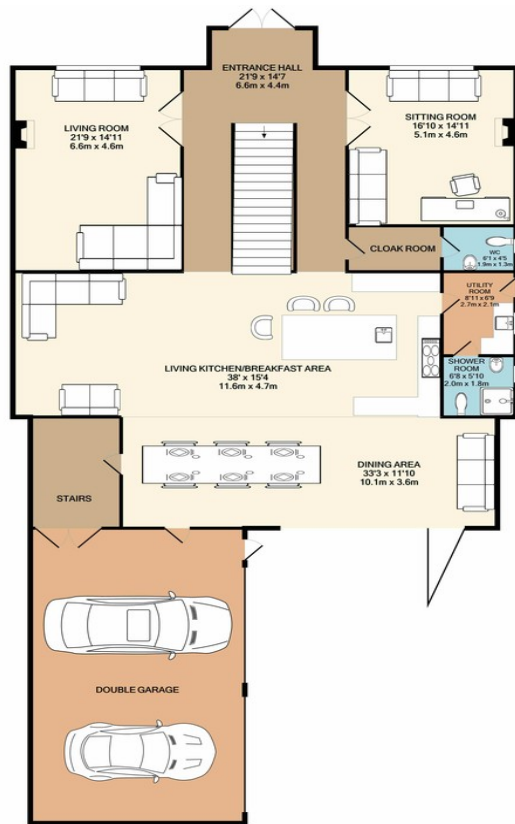
PIR CAMERAS & 360 DEGREE MOTION SENSORS

SMART LIGHTING IN THE KITCHEN/DINING AREA &
MASTER BEDROOM

BLUETOOTH AUDIO SPEAKERS THROUGHOUT THE
PROPERTY

UNDER FLOOR HEATING THAT CAN BE ZONED





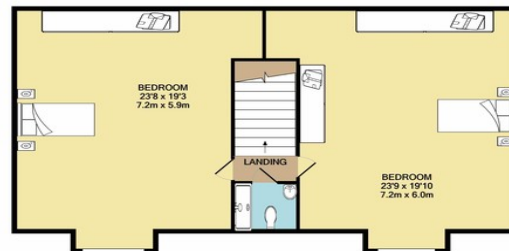
GROUND FLOOR
APPROX. FLOOR AREA 2735 SQ. FT. (255.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 6595 SQ. FT. (612.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 herein have not been tested and no guarantee is to their quantity or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR AREA 2732 SQ. FT. (255.8 SQ. M.)



2ND FLOOR
APPROX. FLOOR AREA 1885 SQ. FT. (174.8 SQ. M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	