



Our View "A lovely house in a sought after cul-de-sac"

- Three bed semi detached house
- Far reaching views towards the Moors
- Entrance porch and hallway
- Large Lounge and Dining room
- Conservatory extension
- Kitchen
- Garage and Parking
- Store room/office
- Enclosed rear garden
- Planning Permission Approved to Extend

A spacious and well presented three bedroom family home with far reaching views and approved planning permission to extend further.

A well presented semi-detached house in a popular cul-de-sac with a pleasant garden, garage, office/utility and driveway parking. The property benefits from far reaching views towards the moors and offers spacious family accommodation comprising of: entrance porch, hallway, kitchen, lounge, dining room, conservatory extension, three bedrooms and a family bathroom.

On approaching the property there is a driveway leading to the garage with a pathway taking you to the front door and the porch. To the side of the path there is a lawn interspersed with shrubs and a small tree.

The front porch has a double glazed window and a door into the hallway.

The hallway has stairs rising to the first floor landing, a radiator and a door into the lounge.

The lounge has a front aspect double glazed window, fitted shelving unit/bookcase, an under stairs storage cupboard, radiator, and double timber and glazed doors into the dining room.

The kitchen has a range of base and wall units, drawers, worktop surfaces with splash backs, a stainless-steel sink unit, side aspect double glazed window and a UPVC and glazed door leading out to the rear garden with an adjacent double glazed window. Built in appliances include a four ring induction hob with stainless steel splash back, chimney style extractor hood, integrated fridge freezer oven and grill. There are spaces for a dishwasher and washing machine.

The dining room has space for a dining suite and a radiator, this room extends into the conservatory extension which is a great addition providing extra living space it has double glazed windows and a UPVC door out to the garden.

The first-floor landing has a side aspect double glazed window, a loft hatch providing access to the roof space and doors to:

Bedroom one has a front aspect double glazed window, with far reaching views towards the moors, and a radiator.

Bedroom two has a rear aspect double glazed window, a built-in cupboard/wardrobe and a radiator.

Bedroom three has a front aspect double glazed window, also enjoying the views, a built-in wardrobe/cupboard over the stairs and a radiator.

The bathroom has a kidney shaped bath with a wall mounted chrome shower over and a fitted shower screen, pedestal wash hand basin, fully tiled walls, low flush WC, a heated towel rail and a rear aspect obscured double glazed window.

Outside: Immediately from the conservatory is a paved patio seating which takes you to an area laid to artificial grass. A few timber steps take you to a raised timber deck ideal for enjoying the evening sun and Al Fresco dining. To the back of the decking are raised borders housing well established shrubs and plants.

The garage, which is to the side of the house, has an up and over door, power and light. The current owners have extended the rear of the garage to form an office/utility room this has a window and a door into the garden.

Council Tax Band C for the period 01/04/2023 to 31/03/2024 financial year is £2,012.73

Agents Note: The property has been granted planning permission for a two storey side extension to create a ground floor utility room/shower room and a fourth bedroom on the first floor. The planning was approved on the 30th May 2023 and the reference is 23/00398/HOU.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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 Tenure: Freehold
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£318,000

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