



Washburn Drive, Glusburn, BD20 8SD

Asking Price £279,950

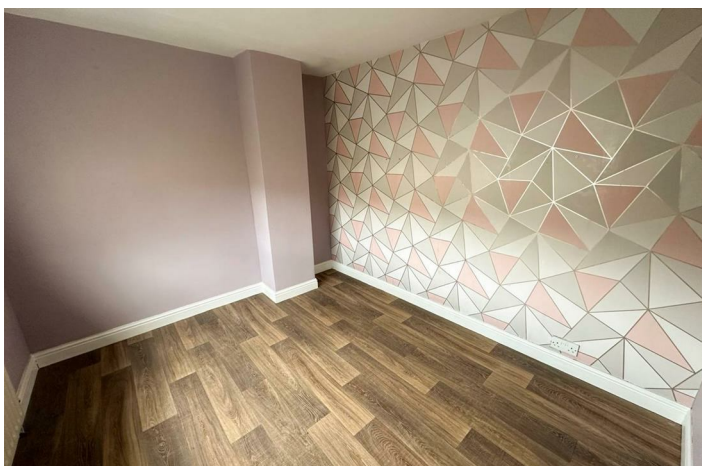
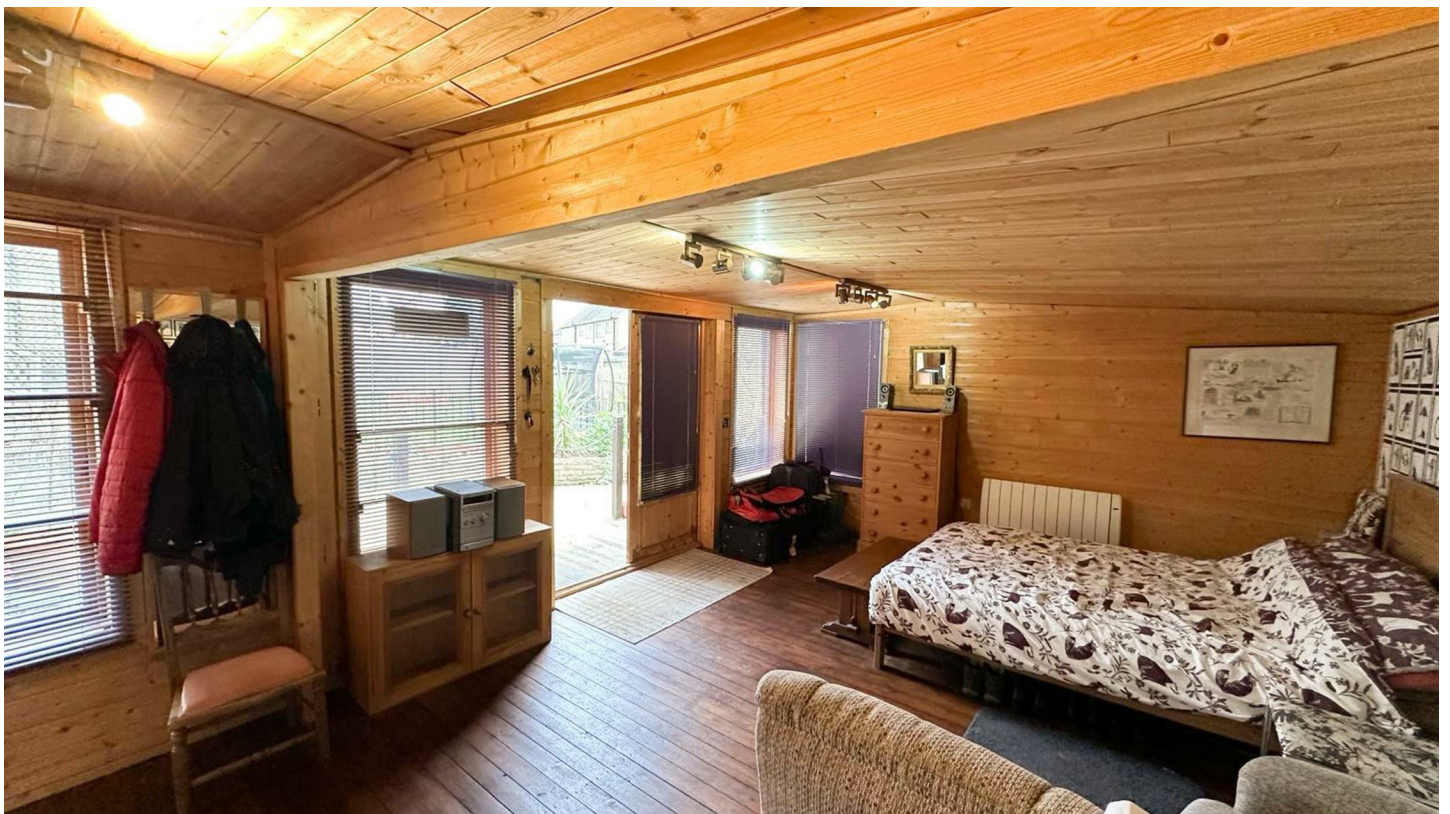
- NO UPPER CHAIN
- FRONT & REAR GARDENS
- DETACHED DOUBLE GARAGE
- KITCHEN/DINER WITH PATIO DOORS
- CLOSE TO LOCAL AMENITIES
- FOUR BED EXTENDED HOUSE
- PRIVATE DRIVEWAY
- DETACHED LODGE IDEAL FOR ANNEXE/OFFICE SPACE
- QUIET CUL DE SAC LOCATION

# Washburn Drive, Glusburn BD20 8SD

A RARE OPPORTUNITY to acquire a SUBSTANTIAL FOUR-DOUBLE BEDROOM EXTENDED HOUSE with NO UPPER CHAIN and GENEROUS GARDENS, enjoying SUPERB VIEWS with A DETACHED DOUBLE GARAGE and a PURPOSE-BUILT DETACHED LODGE (which has planning permission for a separate annexe), ideal for a granny annexe or a superb office for those who work from home. The property has been owned by the present owners for several years, and in that time, they have COMPLETELY CHANGED AND TRANSFORMED THE LAYOUT with A DOUBLE-STOREY SIDE EXTENSION in 2005, the lodge and garage in 2006, making this a TRULY FABULOUS HOME with GENEROUS LIVING ACCOMMODATION ARRANGED OVER THREE FLOORS



Council Tax Band: B



## PROPERTY DETAILS

A rare opportunity to acquire a substantial four-double bedroom, extended house in generous gardens enjoying superb views with a detached double garage and a purpose-built detached lodge (which has planning permission for a separate annexe), ideal for a granny annexe or a superb office for those who work from home. The property has been owned by the present owners for several years, and in that time, they have completely changed and transformed the layout with a double-storey side extension in 2005, the lodge and garage in 2006, making this a truly fabulous home with generous living accommodation arranged over three floors.

Upon entering the property, you will find an entrance hall with an open staircase, a delightful sitting room to the front with a large picture window and a well-equipped kitchen/diner to the rear with patio doors leading into the garden. There is a further lounge and utility room. To the first floor, a spacious landing with access to the second floor, master bedroom with dual aspect window, the rear enjoying far-reaching views, two further double bedrooms and a house bathroom. To the second floor is a further double bedroom with a feature ceiling and Velux window, along with a stylish en-suite shower room.

Outside, the front of the property boasts a front garden and a driveway leading to a detached double garage with up/over doors providing power and light. The detached lodge provides an open plan living/dining/bedroom with a small kitchen area and a shower room. There are low-maintenance terraced gardens to the rear, ideal for entertaining while enjoying the view.

Nestled at the end of a quiet cul-de-sac, this property is located just a short stroll away from the centre which offers a superb choice of amenities, including doctors, dentist, excellent schooling for all ages, superb commuting links, a variety of shops, coffee shops, bars, and restaurants.



## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

