



Wolfenden Green, Waterfoot, BB4 9DA

Offers Over £500,000

AN ENVIABLE DETACHED FAMILY HOME

Nestled in the charming and picturesque cul de sac of Wolfenden Green, Waterfoot, this exceptional detached house is a true gem. With three spacious living areas, this property offers ample space for both relaxation and entertaining. The three/four well-appointed bedrooms provide a comfortable retreat, while the two modern bathrooms ensure convenience for the whole family.

This home has been meticulously presented and updated to the highest standard, showcasing an abundance of high-quality indoor and outdoor space. The stylish interiors are complemented by modern fixtures and fittings, creating an exquisite finish that is both inviting and sophisticated.

One of the standout features of this property is the enviable double garage, along with off-road parking, making it ideal for families with multiple vehicles. The beautifully landscaped gardens offer a serene outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family. Importantly, the property is not overlooked, providing a sense of privacy and tranquility.

Having recently updated the bathroom and the kitchen with the highest quality fittings, this property is flowing with character and charm, as well as neutral decoration, allowing for any potential buyer to move straight into!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- An Exceptional Detached Property
 - An Abundance Of Indoor And Outdoor Space
 - Off Road Parking
 - EPC Rating C
- Four Bedrooms
 - Perfect Family Home
 - Council Tax Band F
- Modern Fixtures And Fittings
 - Three Living Areas
 - Tenure Leasehold

Ground Floor

Entrance Hall

20'1 x 8'0 (6.12m x 2.44m)
Composite double glazed frosted front door, UPVC double glazed window, two central heating radiators, spotlights, part wood panelled elevations, part herringbone wood effect flooring, oak doors leading to WC, kitchen, two reception rooms, playroom/bedroom four, store and stairs to first floor.

WC

6'10 x 3'4 (2.08m x 1.02m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, partially tiled elevations and tiled flooring.

Playroom/Bedroom Four

12'10 x 7'9 (3.91m x 2.36m)
UPVC double glazed window and central heating radiator.

Reception Room One

20'11 x 12'10 (6.38m x 3.91m)
Two central heating radiators, spotlights, two feature wall lights, television point, cast iron multifuel burner with granite hearth and tiled surround, bi-folding door to reception room two and UPVC double glazed sliding door and windows to rear.

Dining Room

17'10 x 9'8 (5.44m x 2.95m)
Two UPVC double glazed windows, central heating radiator and oak door to kitchen.

Kitchen

21'2 x 15'4 (6.45m x 4.67m)
Two UPVC double glazed windows, Velux window, range of Howdens wood panelled wall and base units with quartz work surfaces, and splashback, ceramic inset sink with mixer tap, four door Leisure range cooker with five ring induction hob and hot plate, integrated extractor hood, integrated fridge freezer, integrated dishwasher, integrated bin store, integrated wine cooler, under unit lighting, spotlights, smoke detector, pendant lighting, central island with breakfast bar, television point, wood effect laminate flooring with underfloor heating, oak door to utility and UPVC double glazed French doors to rear.

Utility

7'3 x 6'3 (2.21m x 1.91m)
Spotlights, integrated shelving, integrated storage, plumbing for washing machine, space for dryer, underfloor heating and door to double garage.

Double Garage

20'9 x 16'8 (6.32m x 5.08m)
UPVC double glazed frosted circular window, boiler, UPVC double glazed door to rear and up and over garage door.

First Floor

Landing

10'9 x 5'4 (3.28m x 1.63m)
Central heating radiator, spotlights, smoke detector, loft access, partially panelled elevations, doors leading to three bedrooms and family bathroom.

Bedroom One

15'9 x 12'11 (4.80m x 3.94m)
UPVC double glazed window, central heating radiator, partially panelled elevation, television point and door to en suite.

En Suite

9'8 x 7'8 (2.95m x 2.34m)
Dual flush WC, vanity top wall mounted wash basin with mixer tap, corner direct feed rainfall shower with rinse head, spotlights and tiled flooring.

Bedroom Two

12'11 x 9'1 (3.94m x 2.77m)
UPVC double glazed window, central heating radiator, partially wood panelled elevations and television point.

Bedroom Three

13'7 x 7'4 (4.14m x 2.24m)
Two UPVC double glazed windows, central heating radiator and television point.

Bathroom

9'11 x 9'7 (3.02m x 2.92m)
UPVC double glazed window, central heated towel rail, dual flush WC, vanity top wall mounted wash basin with mixer tap, panel bath with mixer tap, corner direct feed rainfall shower with rinse head, spotlights, integrated shelving and laminate flooring.

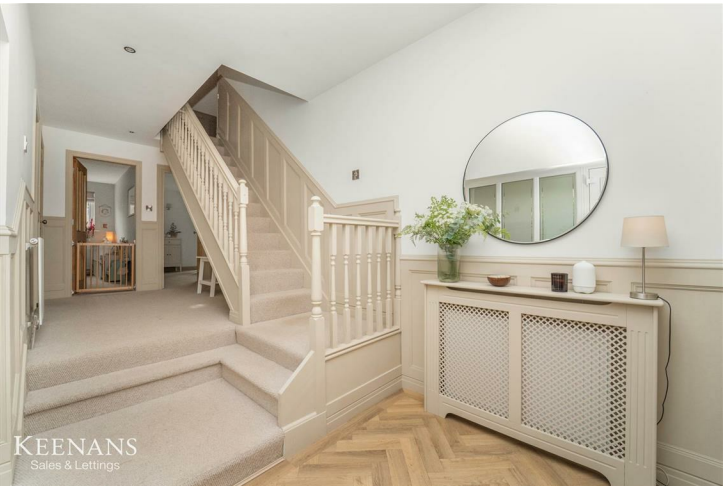
External

Rear

Wraparound garden with laid to lawn, slate chippings, paving, wood chippings, bedding areas, patio area with pergola and electric points.

Front

Wood chip bedding areas, mature shrubbery, tarmac driveway and access to double garage.



Tel: 01706215618

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