



**40 Goldcliff Close
Callands, WA5 9EP**

**Offers In The Region Of
£465,000**

Stunning EXTENDED Detached, HIGH Specification Throughout, NO Onward CHAIN, FOUR Double Bedrooms, En-Suite SHOWER ROOM, Large ENTERTAINING Kitchen Area, FREEHOLD, Title, Fully Tiled BESPOKE Bathroom. SOUTH Facing Landscaped Garden, Driveway & GARAGE.

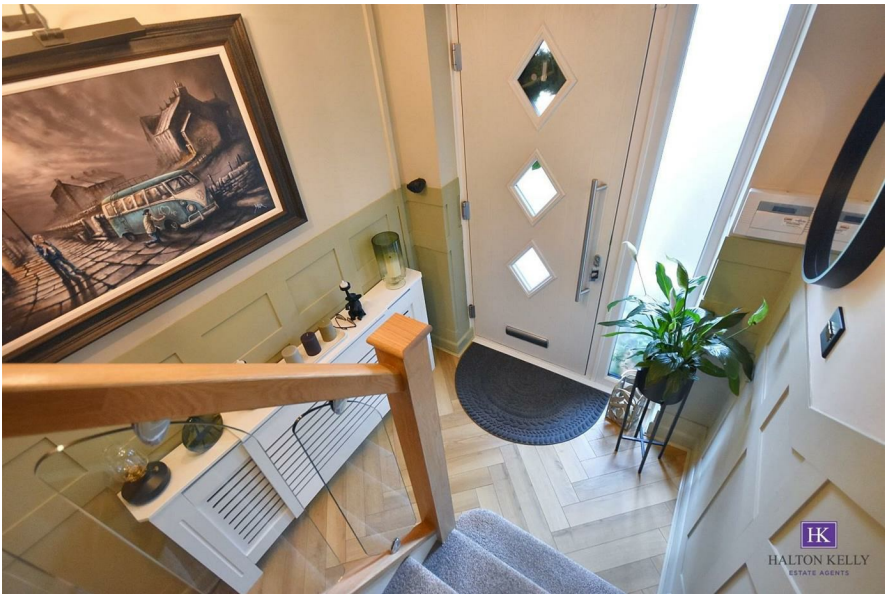
Boasting 'Show Home' interior and having been completely upgraded this Executive Detached Home is a 'Must View'! It's rare to walk into a property that has been made so nice with quality details and beautiful decor. The current owners are incredibly sad to leave but a relocation forces the sale. Goldcliff Close is a highly regarded road in Callands and appeals to professional couples or families.

The accommodation comprises Entrance Hallway with understairs storage, Lounge with Bay window, Downstairs WC, Open Plan Kitchen/Dining/Family Area with Bi-Fold doors, Landing, Main Bedroom with En-Suite Shower Room, Three Further Double Bedrooms and a Family Bathroom with recessed lighting.

Externally there is a driveway to the front with adjacent lawned garden and gated access to the rear. The private back garden has been professionally landscaped and enjoys a southerly aspect.

ENTRANCE HALLWAY

UPVC Double glazed front door, 'Herringbone' wooden flooring, alarm panel, central heating radiator with cover, panelling to walls, oak banister with feature glass inserts and understairs storage.



DOWNSTAIRS WC

Oak door, Low Level WC with integrated sink, 'Herringbone' wooden flooring and chrome heated towel rail.



LOUNGE

8'4" x 13'10" (2.55 x 4.22)
UPVC Double glazed bay window, Plantation shutters, 'Herringbone' wooden flooring, Oak door and central heating radiator.



DINING AREA

12'5" x 12'3" (3.80 x 3.74)
'Herringbone' wooden flooring, modern style vertical radiator, Oak door and recessed storage.



KITCHEN AREA

8'8" x 15'7" (2.65 x 4.75)

'Herringbone' wooden flooring, American Fridge/Freezer, White high gloss units with solid butcher block worksurfaces, Induction hob with extractor over, two ovens, combination oven/microwave, spot lighting, wine fridge, dishwasher, washing machine, dryer, sink with mixer tap and UPVC double glazed window to the side elevation.



FAMILY AREA

23'2" x 10'0" (7.08 x 3.06)
UPVC Double glazed bi-fold doors, 'Herringbone' wooden flooring, spot lighting, modern vertical radiator, high gloss base units with butcher block worksurfaces, sink and drainer unit with mixer tap, panelled walls and 'Sky Glass' wall mounted TV.



LANDING
5'9" x 8'11" (1.77 x 2.73)
Panelled walls and loft hatch (loft partially boarded).



MAIN BEDROOM

12'11" x 11'9" (3.94 x 3.59)

UPVC Double glazed window to the front elevation, Plantation shutters, panelled walls, laminate flooring, fitted wardrobes, Oak door and central heating radiator.



EN-SUITE

8'0" x 5'10" (2.46 x 1.78)

UPVC Double glazed window to the side elevation, laminate flooring, Oak door, heated towel rail, low level WC, contemporary vanity sink unit, over sized shower cubicle with mains shower, aqua boarded walls, spot lighting and extractor fan.

**BEDROOM TWO**

8'10" x 10'9" (2.71 x 3.29)

UPVC Double glazed window to the front elevation, Plantation shutters, laminate flooring, Oak door, central heating radiator and fitted wardrobes.



BEDROOM THREE

8'9" x 8'10" (2.67 x 2.71)

UPVC Double glazed window to the rear elevation, Plantation shutters, laminate flooring, fitted wardrobe, Oak door and central heating radiator.

**BEDROOM FOUR**

8'10" x 9'7" (2.71 x 2.93)

UPVC Double glazed window to the rear elevation, Plantation shutters, central heating radiator and laminate flooring,

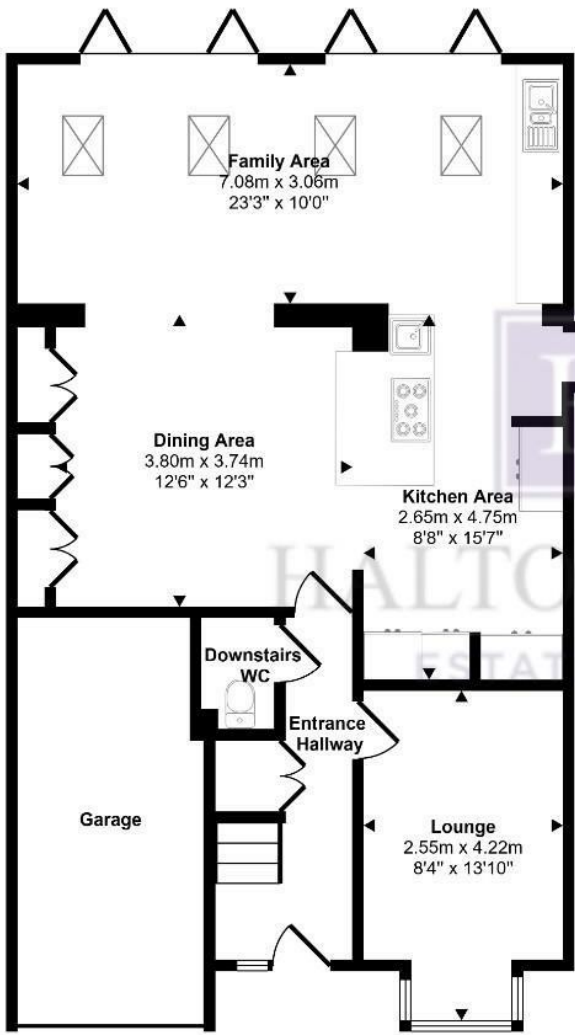


BATHROOM

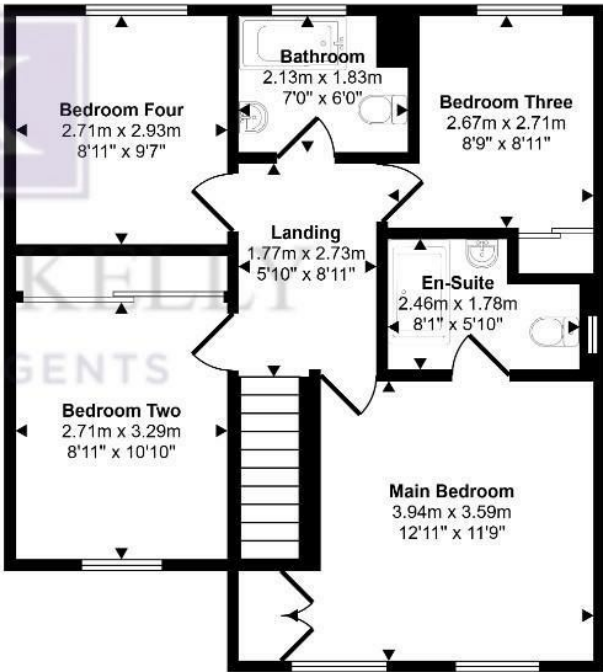
6'11" x 6'0" (2.13 x 1.83)
UPVC Double glazed window to the rear elevation, fully tiled walls, recessed feature mood lighting, spot lighting, panelled bath, mains shower, contemporary shower screen, low level WC, wall mounted sink unit, contemporary ladder radiator, illuminated mirror, extractor fan and tiled flooring.



Approx Gross Internal Area
142 sq m / 1526 sq ft

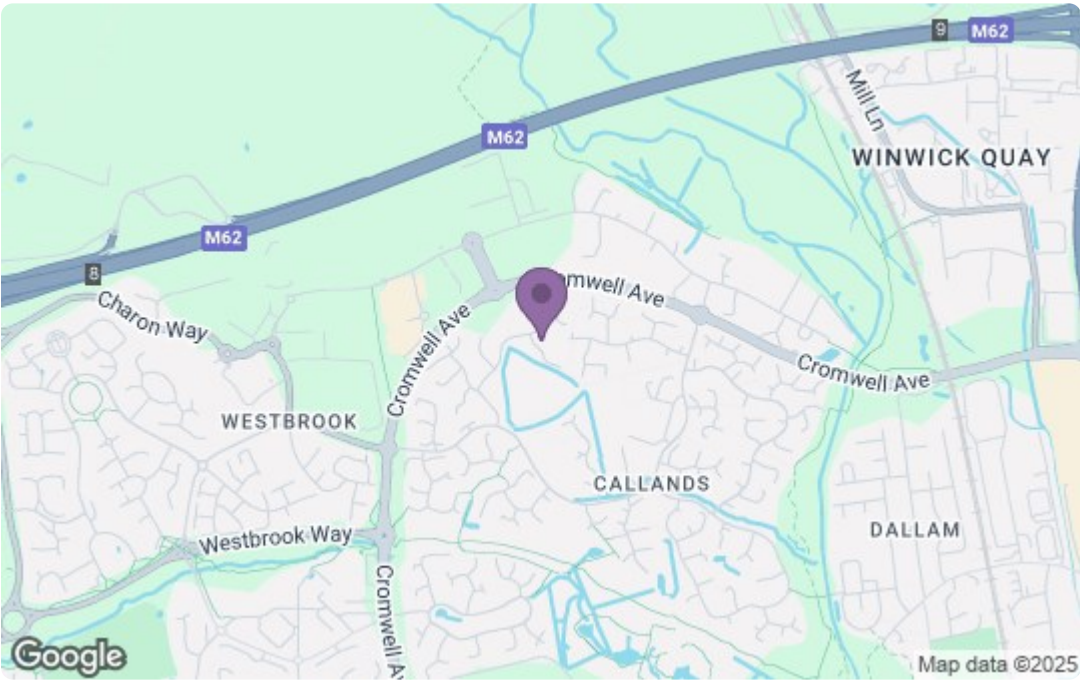


Ground Floor
Approx 84 sq m / 906 sq ft



First Floor
Approx 58 sq m / 620 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.