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Dray View

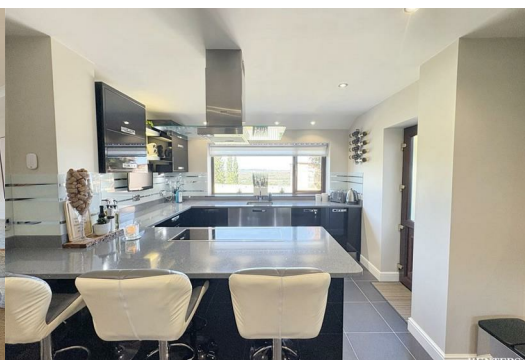
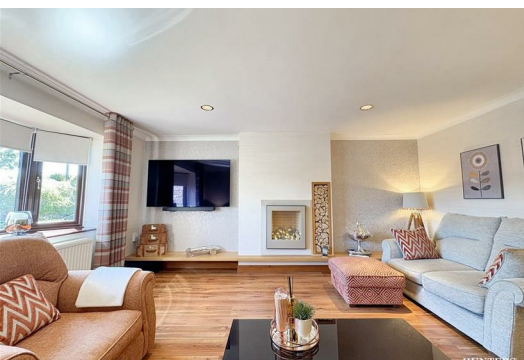
Dewsbury, WF13 4PE

Guide Price £380,000



GUIDE PRICE £380,000 - £400,000

Hunters are pleased to offer to the market this immaculately presented four-bedroom family home. Dray View is located on these most private developments on the outskirts of Dewsbury. The property is within easy reach of the local hospital, schools and close to Dewsbury railway station and motorway networks. This spacious property comprises of entrance hall, family lounge, open plan dining room and conservatory and fitted kitchen with breakfast bar and utility room and guest w.c. To the first floor there are three/four bedrooms with en-suite to the master bedroom including a stunning walk-in wardrobe, contemporary family bathroom and loft access. Externally, there is a driveway for off road parking for two cars with Integral garage with remote access electric door. This family home has immaculate landscaped gardens to the front and the rear south facing gardens has a decked seating area ideal for sunbathing or providing ample space for those families that like to entertain family and friends with summer BBQs whilst enjoying the far reaching views. Viewing is highly recommended to appreciate this spacious and well-presented family home



HALLWAY

Access through side double glazed front door, access to all ground floor accommodation and access to utility room, finished off with wood flooring, contemporary mirror radiator and coving to ceiling, and stairs to first floor

FAMILY LOUNGE 14'5" x 16'7" (4.40m x 5.07m)

A lovely sized family room with feature fireplace with wood flooring, with double glazed bay window to front, radiator, telephone and tv point. Coving to ceiling with inset spot lights.

DINING ROOM 11'10" x 10'7" (3.63m x 3.25m)

A lovely open plan dining room that accommodates an eight seater dining table with fitted wood flooring and radiator and coving to ceiling

CONSERVATORY 10'10" x 6'7" (3.31m x 2.01m)

A family sized conservatory providing that extra space for rest and relaxation which has double patio doors which open onto the rear patio area, having wood flooring and wall mounted electric tv style radiator, with fitted blinds.

BREAKFAST KITCHEN 12'0" x 15'8" (3.66m x 4.79m)

A superb and spacious kitchen having a stunning and contemporary fitted kitchen installed to make use of this large dining kitchen in the best practical way for a growing family. The focal point of this kitchen is the breakfast bar seating area. The kitchen has a ample range of wall, pan and floor mounted storage units, with contrasting marble worktop surfaces with inset fitted sink with modern mixer taps and fitted glass splash-backs, integrated fitted dishwasher and double oven and grill and space for double fridge freezer. There is also a neff induction hob with fitted overhead extractor fan with glass canopy with fitted spot lights. The room has plenty of natural light from the fitted large double glazed windows and side doors which lead onto the enclosed rear garden.

DOWNSTAIRS CLOAKS

Modern circular hand wash hand basin, with splash back mosaic tiling, radiator and double glazed window and low level WC.

UTILITY ROOM

Base units, work surfaces and incorporating sink with mixer taps, with space for washing machine and dryer, Wall mounted boiler,plumbing for washing machine and door to integral garage.

INTEGRAL HOUSE GARAGE

Ideal space for further storage or secure parking for one car, benefitting with power light and further hot and cold water taps, accessed by remote key operated secure roller door.

LANDING

A hallway featuring a wooden and glass staircase combines the traditional warmth of wood with the modern appeal of glass, offering a stylish and light-filled space, access to all bedrooms and family bathroom, radiator and access to loft (not inspected)

MASTER BEDROOM 14'11" x 13'3" (4.56m x 4.06m)

A stunning double bedroom with feature wall with LED lighting and fitted slider wardrobes and coving to ceiling and radiator and doors to en suite and walk in wardrobe.

EN SUITE

Three piece suite comprising of a low level W.C. stepping into this good sized shower cubicle, with overhead mixer shower with rain shower attachment, pedestal wash hand basin with vanity storage and fully ceramic tiled walls and heated chrome radiator.

BEDROOM 2 11'9" x 10'1" (3.60m x 3.08m)

Another double bedroom with coving to ceiling and fitted radiator and double glazed window.

BEDROOM 3 11'11" x 10'2" (3.64m x 3.10m)

Another double bedroom with coving to ceiling and fitted radiator and double glazed window.

FORMER BEDROOM 4/WALK IN WARDROBE/ 11'2" x 8'8" (3.41m x 2.66m)

Formerly the 4th double bedroom currently used as a walk in wardrobe from the master bedroom, with double glazed window, note the room already has access from the landing should the new owners wish to place back into its original design.

HOUSE BATHROOM

A contemporary bathroom suite with dropped ceiling with fitted LED mood lighting, large free standing bath with feature wall with stone effect split face tiles to one side, with roca gloss white wall hung double basin drawer with wall mounted double mirror (Note the property bathroom already has fittings to accommodate a walk in shower.) low level wc, chrome heated towel rail, with ceramic fully tiled walls and flooring, double glazed frosted window.

GARDENS

To the front of the property there is a tarmac driveway providing ample off street parking with independent electric car charging point . The front garden is mainly laid to lawn with seasonal plants, shrub and tree borders, benefitting from side access to rear. To the rear is a immaculately presented landscaped garden with raised decked sitting area for rest and relaxation and enjoying the far reaching views and the benefit of having a large outside shed with power and light

INTEGRAL GARAGE 9'5" x 11'10" (2.88m x 3.63m)

Having off street parking for two cars leading to integral house garage with remote accessed roller door with power and light.

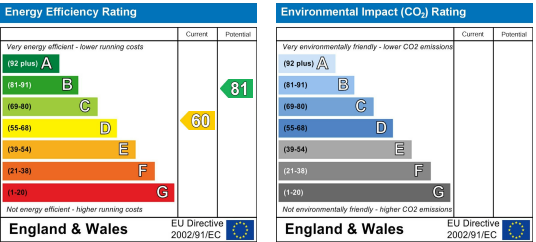
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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