



Raby Drive, Raby Mere

£395,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a charming and sought-after neighbourhood, this massive three-bedroom detached house stands as a testament to timeless elegance and potential. As you approach the property, the curb appeal is evident with a sweeping double driveway that offers ample parking space for your family and guests. Upon entering, you are greeted by a grand and inviting large hallway, setting the tone for the spacious and comfortable living spaces within. The expansive lounge seamlessly flows into the dining room, creating an open and airy atmosphere perfect for family gatherings and entertaining guests. The serving hatch between the dining room and the L-shaped kitchen adds a touch of convenience, making serving meals a breeze. The kitchen, with its generous layout, offers plenty of room for culinary creativity. Adorned with storage cupboards, it provides functionality while the adjacent utility room and garage add practicality to the overall layout. Convenience continues with a downstairs WC, a thoughtful addition to the main floor. This feature enhances the functionality of the home, providing an extra layer of comfort for residents and guests alike. Venturing to the upper level, you'll discover three well-proportioned bedrooms that offer privacy and tranquility. Each bedroom is a blank canvas, ready to be personalized according to your taste and preferences. The family bathroom, conveniently located on this floor has a three piece suite in need of modernisation. Stepping outside, the property boasts a good-size garden to the rear, offering the potential for outdoor activities, gardening, or simply enjoying the fresh air. While the house may be in need of modernization and some tender loving care, the incredible potential it holds makes it an exciting prospect for those with a vision. This property offers an opportunity to create a dream home in an already gorgeous area. The asking price reflects the chance to invest in a family-friendly space that, with a touch of creativity and effort, can become a true haven. Don't miss the chance to make this house your own and turn it into the home you've always dreamed of.



Lounge
24'5" (7.44m) x 12'11" (3.94m)

Dining Room
10'10" (3.3m) x 9'3" (2.82m)

Study
10'6" (3.2m) x 8'11" (2.72m)

Downstairs WC
6'8" (2.03m) x 2'10" (0.86m)

Kitchen
14'4" (4.37m) Max x 9'11" (3.02m) Max
Narrowing to 5'4 x 7'2

Utility
5'6" (1.68m) x 4'7" (1.4m)

Bedroom One
14'10" (4.52m) Max x 13'9" (4.19m) Max

Bedroom Two
14'2" (4.32m) x 9'9" (2.97m)

Bedroom Three
10'10" (3.3m) Max x 8'6" (2.59m) Max

Bathroom
6'4" (1.93m) x 5'5" (1.65m)

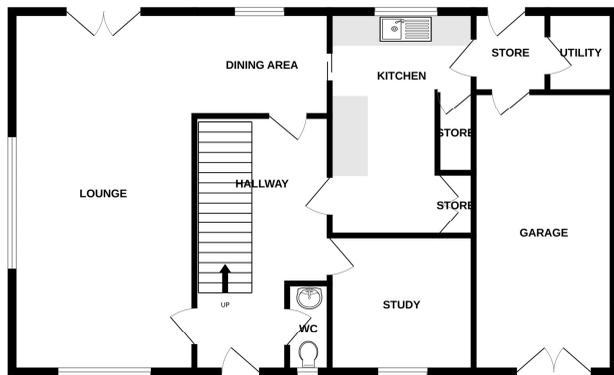
Garage
17'9" (5.41m) x 9'2" (2.79m)



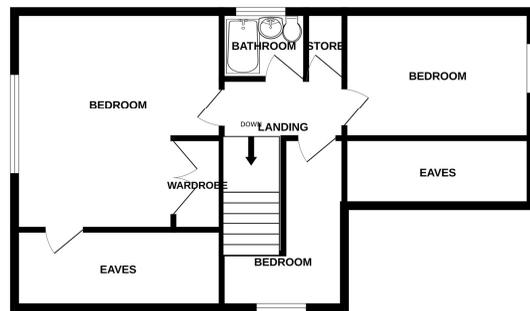




GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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