



Hazeldene, Queensbury

£295,000

**** VACANT POSSESSION ** EXTENDED SEMI DETACHED ** THREE BEDROOMS ** CORNER PLOT ** SOLAR PANELS ** HIGH SPEC THROUGHOUT ** EV CHARGER ** GARDENS ** DRIVEWAY ** GARAGE ****

Welcome to this stunning extended semi-detached home, perfectly situated on a desirable corner plot. This beautifully presented property boasts three spacious double bedrooms, making it an ideal space for families seeking comfort and style.

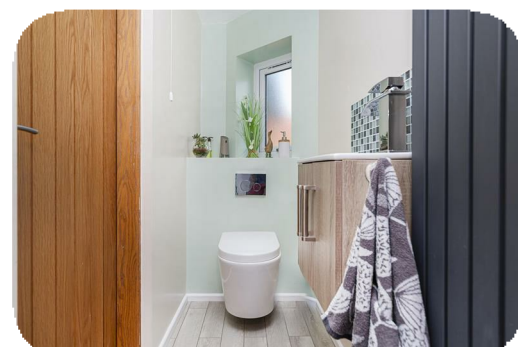
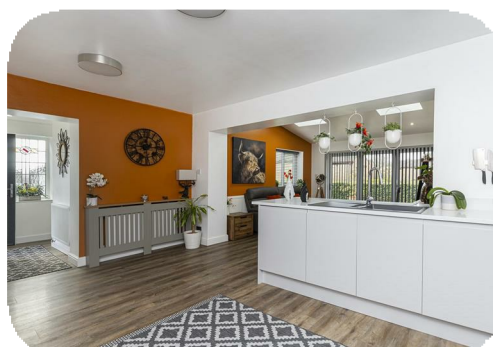
Step inside to discover a generous family living kitchen that serves as the heart of the home, offering ample space for both cooking and entertaining. The property has been fully modernised throughout to a high standard, seamlessly blending charming traditional features with contemporary finishes.

The interiors are bright and airy, creating a warm and inviting atmosphere.

Ideally located for amenities, shops and a choice of both first and secondary schools.

Outside, the well-maintained gardens provide a tranquil retreat, perfect for relaxation or outdoor gatherings. Additionally, the property includes a convenient driveway and garage, providing ample parking and storage solutions.

This home is a true testament to the perfect union of old and new in a sought after location. Don't miss the opportunity to make this exceptional property your own!





Hallway

Two central heating radiators, Oak staircase, feature porthole and stained glass window.

Lounge

15'1 x 11'5 (4.60m x 3.48m)

Modern feature electric fire, double glazed bay window with window blinds and central heating radiator.

Family Living Kitchen

24'9 x 17'9 (7.54m x 5.41m)

Modern fitted wall and base units with Quartz work surface over with sink and drainer. Two Fridges, Freezer, Dishwasher, double Oven, Hob with Extractor Fan over and tiled splashback. Breakfast bar providing seating area, central heating radiator and under stair storage cupboard.

Sitting Area

Bi-folding doors leading to the rear garden, Velux windows and central heating radiator.

Shower Room

Modern three piece suite comprising of; wall hung WC, vanity unit with sink and shower cubicle with electric shower. Feature central heating radiator, double glazed window and extractor fan

Side Porch

Central heating radiator and stained glass double glazed window.

Utility Room

Fitted base units with work surface over, plumbing for washing machine, space for a dryer and double glazed window.

First Floor

Stained glass window and loft hatch with pull down ladder, fully boarded and carpeted loft

Bedroom One

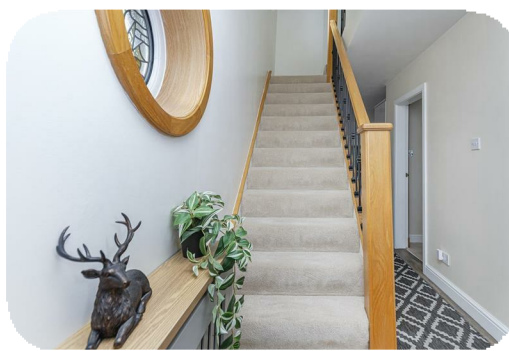
13'7 x 12'2 (4.14m x 3.71m)

Central heating radiator and double glazed window.

Bedroom Two

11 x 9'3 (3.35m x 2.82m)

Central heating radiator and double glazed window.





Bedroom Three

10'3 x 8'5 (3.12m x 2.57m)

Central heating radiator and double glazed window.

Bathroom

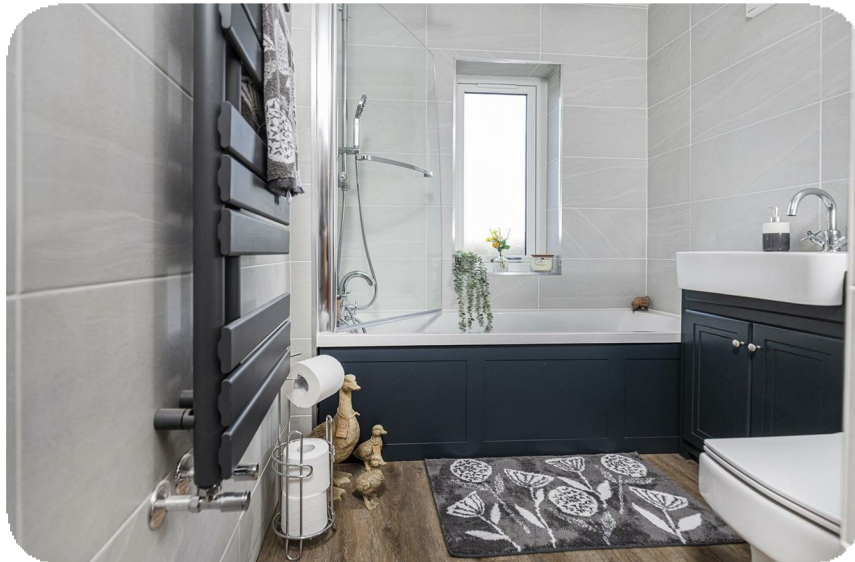
Modern three piece suite comprising of; panel bath with rain shower over, vanity unit with sink and low flush WC. Tiling, extractor fan and central heated towel rail.

External

Corner plot garden with lawn, decking, block paved patio and storage shed. Ample driveway leading to a detached garage.

Council Tax

B

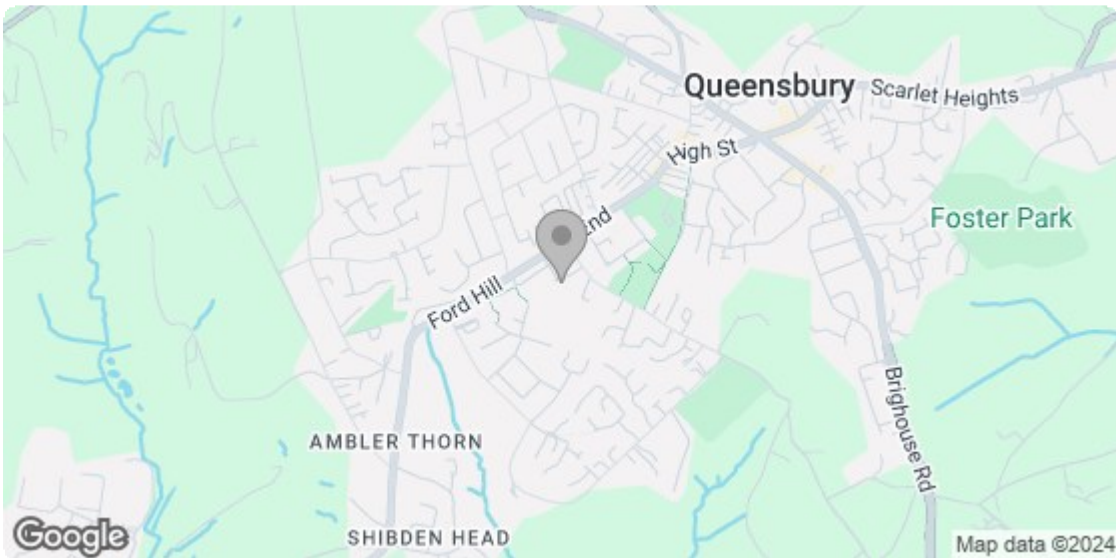


Hazeldene, BD13

Approximate Gross Internal Area = 118 sq m / 1270 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123811)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	95	96
	(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 (CO₂) Rating			

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