



## Blackberry Way, Clayton

**£390,000**

**\*\* DETACHED \*\* FOUR DOUBLE BEDROOMS \*\* TWO RECEPTION ROOMS \*\***

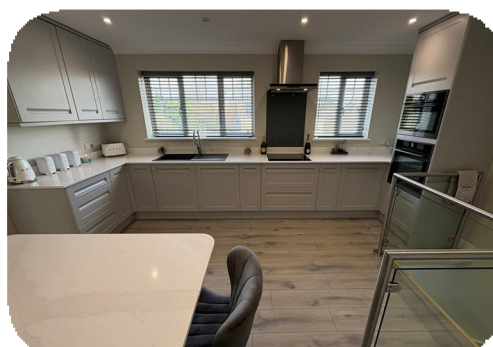
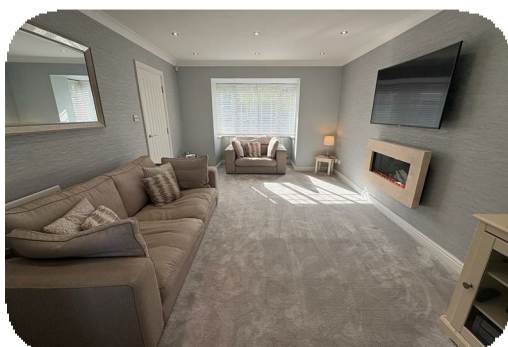
This stunning four double bedroom detached property offers ideal family-sized accommodation over three floors. The property boasts generous living spaces, designed for both comfort and style.

Having been modernised by the present owners to include a superb breakfast kitchen and garden room which leads onto a landscaped garden to the rear.

The four well-proportioned bedrooms provide ample space for a growing family, with the master suite featuring an en-suite bathroom for added convenience.

To the outside the property features an integral garage, providing secure parking and additional storage. The landscaped low maintenance garden offers a peaceful retreat, perfect for outdoor activities or simply enjoying the serene surroundings.

**VIEWING ESSENTIAL!!**







### Entrance Hall

Radiator.

### Breakfast Kitchen

15'6" x 11'8" (4.72m" x 3.56m")

Modern fitted kitchen having a range of wall and base units incorporating granite work tops, laminate sink unit, double oven, hob with extractor, integrated fridge freezer and breakfast bar.

### Dining Room

11'6" x 8'7" (3.51m" x 2.62m")

Radiator.

### Lounge

18'2" x 11'6" (5.54m" x 3.51m")

Wall mounted electric fire and radiator.

### Lower Ground

Fitted wall and base units incorporating stainless steel sink unit, integrated fridge, storage and two radiators.

### Garden Room

24'8" x 11'9" (7.52m" x 3.58m")

Patio doors.

### First Floor Landing

#### Bedroom One

18'11" x 10'4" (5.77m" x 3.15m")

Modern built in wardrobes and radiator.

#### En Suite

Four piece suite comprising panel bath, shower cubicle, low flush wc, pedestal wash basin and radiator.

#### Bedroom Two

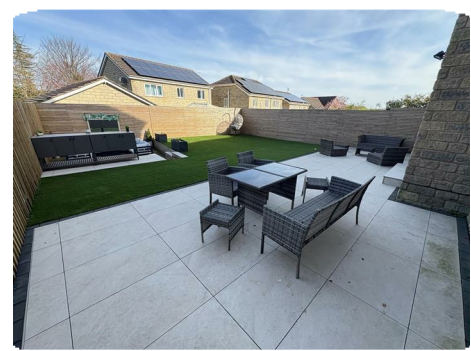
9'5" x 11'9" (2.87m" x 3.58m")

Radiator.

#### Bedroom Three

11'6" x 9'1" (3.51m" x 2.77m")

Radiator.





### Bedroom Four

11'6" x 8'5" (3.51m" x 2.57m")

Radiator.

### Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin, part tiled walls & floor and radiator.

### Exterior

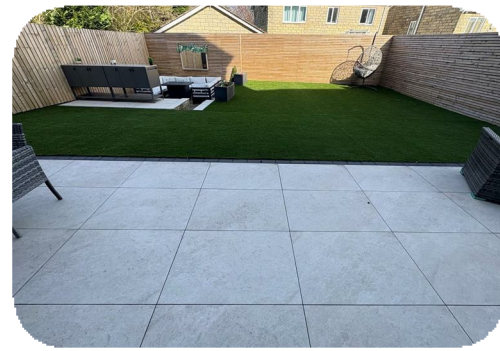
Outside there is a driveway leading to a integral garage, together with stunning landscaped gardens to the rear with patio, artificial lawn and seating area.

### Council Tax Band

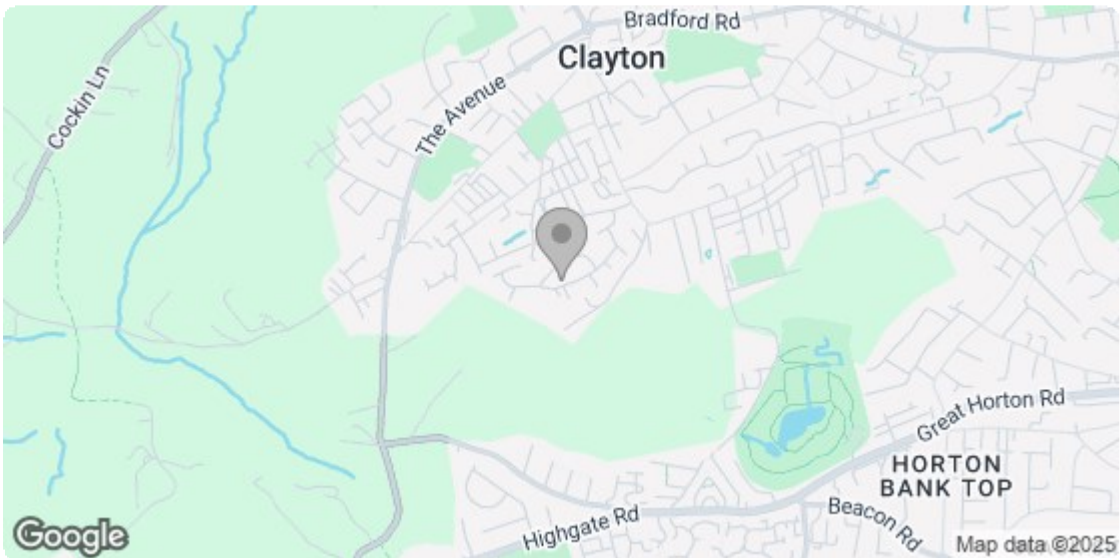
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### Tenure

FREEHOLD.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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 <sub>2</sub> ) Rating		

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