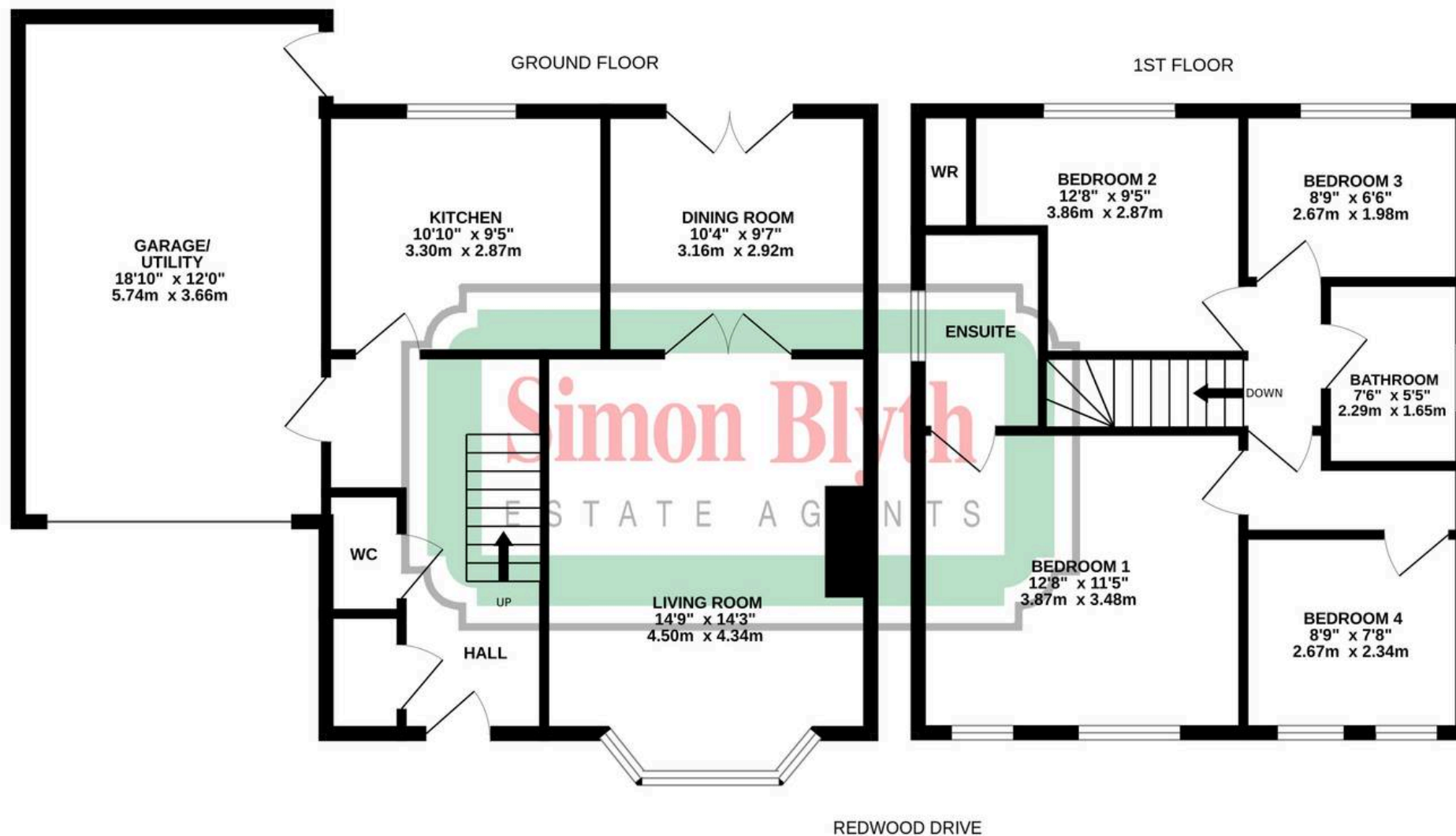




Redwood Lodge, 2 Redwood Drive, Huddersfield

£425,000



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Redwood Lodge

Huddersfield

Redwood Lodge is a modern four bedroom detached house standing within generous gardens with room to extend, built on the former Gatehouse plot situated at the entrance to Redwood drive and enjoying a lovely wooded backdrop. The property was built independently to the Redwood drive estate and therefore exempt from the associated monthly leisure facility fees.

This appealing and tastefully appointed family home has a block paved, electric gated driveway, large single utility garage, secured gardens and a convenient location for access to M62, local schools, farm shop and supermarket.

There is a gas central heating system, pvcu double glazing, CCTV, alarm and comprising of entrance hall with cloaks and separate WC, living room, dining room and fitted kitchen. First floor landing leading to master bedroom with stylish modern en suite, three further bedrooms and family bathroom.



Ground Floor

Entrance Hall with composite panelled and frosted double glazed door, there are inset led down lighters (on motion sensor), wall mounted push button panel for the electric gate, ceiling coving, central heating radiator, cloaks cupboard, courtesy door to the garage and spindled staircase rising to the first floor. From the hallway access can be gained to the following rooms..-

Downstairs WC

4' 5" x 3' 0" (1.35m x 0.91m)

With inset led down lighter, extractor fan, wall mounted ideal gas fired central heating boiler, chrome heated towel rail and fitted with a suite comprising corner wall hung hand wash basin with chrome water fall style monobloc tap and low flush WC.

Living Room

14' 9" x 14' 3" (4.50m x 4.34m)

This well proportioned principle reception room has a splay bay with pvcu double glazed windows providing plenty of natural light and taking advantage of a lovely wooded aspect, there is a decorative ceiling rose with ceiling light point, ceiling coving, two wall light points, dado rail, central heating radiator and as the main focal point of the room there is a feature fireplace with timber surround, floral tiled inset and home to a flame effect gas fire which rests on a floral tiled hearth. From the living room there are twin timber and bevelled glass doors which open into the dining room.



Dining Room

10' 4" x 9' 7" (3.15m x 2.92m)

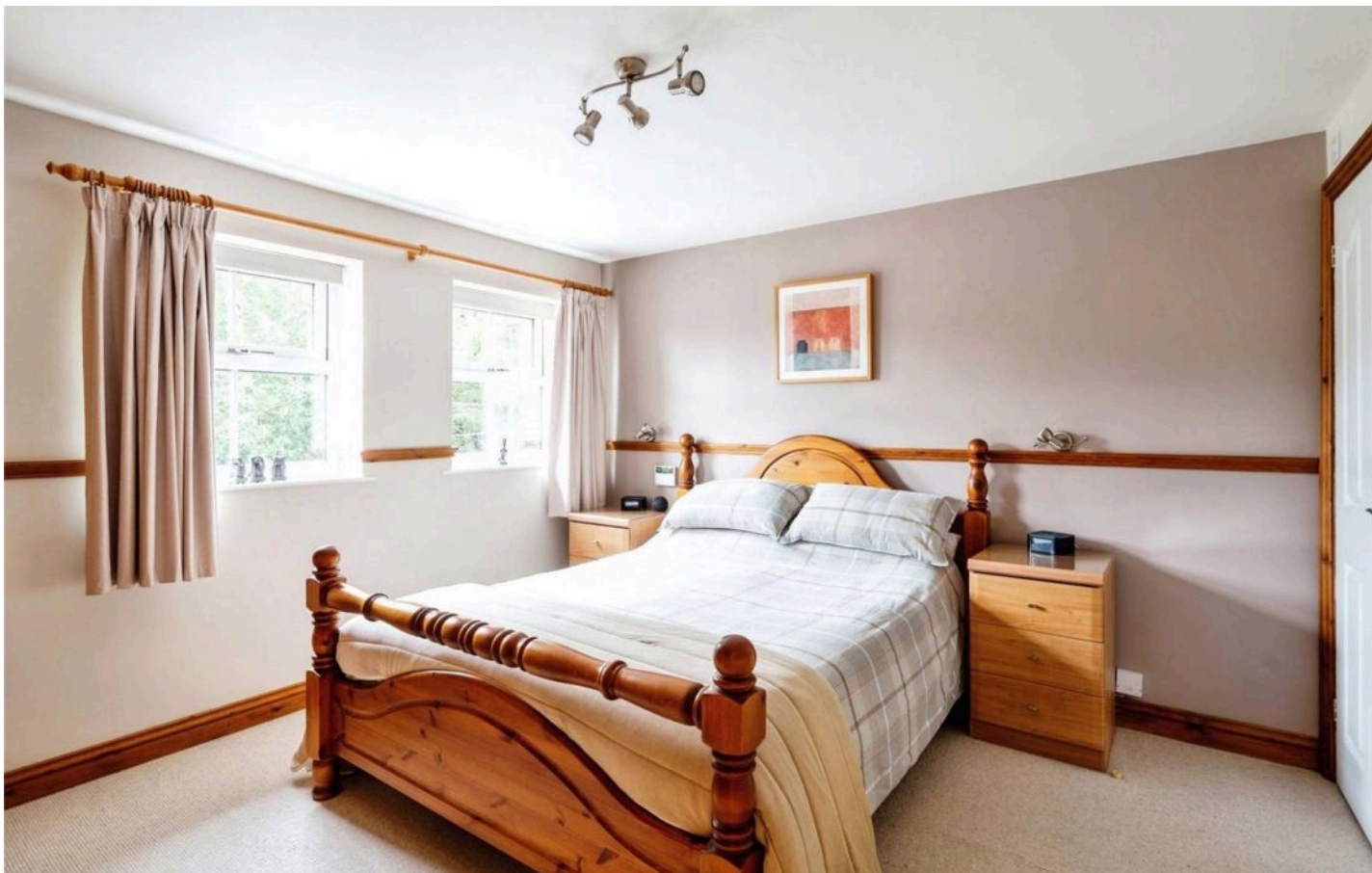
This can be accessed from either the kitchen or living room and pvcu double glazed French doors which open out onto the rear garden and once again enjoying a lovely wooded aspect. There is a decorative ceiling rose with ceiling light point, ceiling coving and central heating radiator.

Kitchen

10' 10" x 9' 5" (3.30m x 2.87m)

This is situated adjacent to the dining room and enjoys a similar aspect through pvcu double glazed window, there are inset ceiling down lighters, laminate flooring, central heating radiator and fitted with a range of cream base and wall cupboards, drawers, these are complimented by contrasting overlying worktops with tiled splash backs, there is a dresser style unit with a glazed display, glass shelving and down lighters, plate rack and cupboard and drawers beneath. There is an inset 1 1/2 bowl single drainer sink with chrome monobloc tap, four ring gas hob with extractor hood over and electric fan assisted oven beneath, integrated dishwasher, integrated fridge, wine rack and concealed lighting beneath the wall cupboards.





First Floor

Landing with inset led down lighters and from here access can be gained into the following rooms..-

Bedroom One

12' 8" x 11' 5" (3.86m x 3.48m)

Comfortable double with two pvcu double glazed windows enjoying lovely wooded aspect and providing the room with plenty of natural light, there is a ceiling light point, two wall light points, dado rail, central heating radiator and a twin double door wardrobe with pelmet down lighters and adjacent chest of drawers. To one side a door provides access to an en suite shower.

En Suite Shower Room

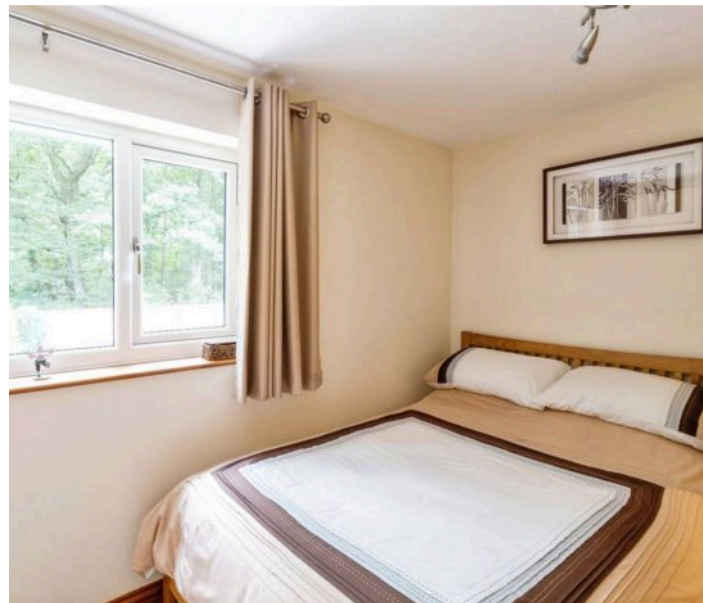
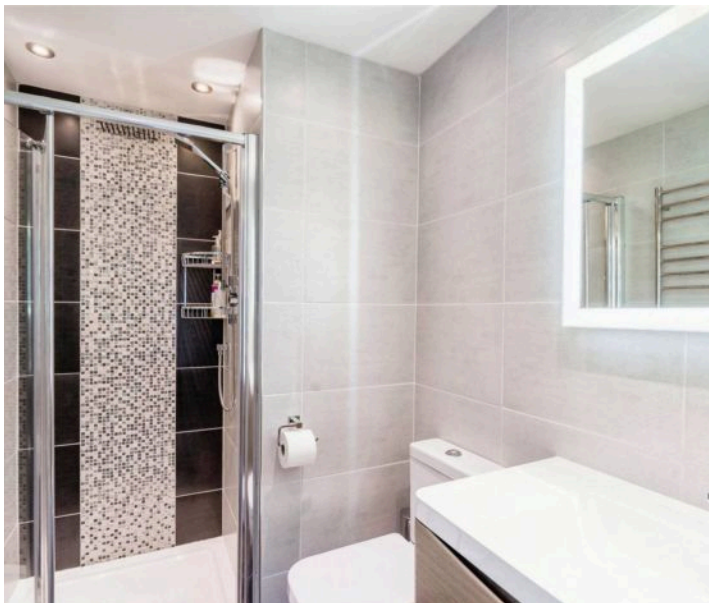
8' 0" x 5' 0" (2.44m x 1.52m)

This has inset led down lighters, extractor fan, shaver socket, chrome ladder style heated towel rail, floor to ceiling tiled walls, tiled floor with under floor heating and fitted with suite comprising wall hung vanity unit with an LED lit heated mirror over, incorporating wash basin with chrome monobloc tap, low flush WC and shower cubicle with bi fold door and chrome shower fitting incorporating fixed shower rose and separate hand spray.

Bedroom Two

12' 8" x 9' 5" (3.86m x 2.87m)

A double room with pvcu double glazed window looking out over the rear garden with lovely wooded aspect beyond, there is a ceiling light point, central heating radiator and wardrobes.



Bedroom Three

8' 9" x 6' 6" (2.67m x 1.98m)

This is situated adjacent to bedroom two and enjoys a similar aspect through a pvcu double glazed window, there is a ceiling light point and central heating radiator.

Bedroom Four

8' 9" x 7' 8" (2.67m x 2.34m)

This is currently utilised as an office and has two pvcu double glazed windows with lovely aspect across woodland, there is a ceiling light point, central heating radiator and a recessed wardrobe with fitted cloaks rail and storage over.

Bathroom

7' 6" x 5' 5" (2.29m x 1.65m)

Inset ceiling down lighters, extractor fan, frosted pvcu double glazed window, chrome ladder style heated towel rail, shaver socket and fitted with a suite comprising Jacuzzi style panelled bath with curved shower screen and chrome shower fitting over, vanity unit incorporating wash basin with chrome waterfall style monobloc tap with LED heated mirror over and low flush WC.



Garden

To the right hand side of the house there is a walled garden which offers a good degree of privacy and has planted shrubs, shaped lawn with central ornamental pond, timber decking, external power point, dawn to dusk lighting, from here access can be gained to the rear garden. Which has a Herring bone block paved patio with external power points and with wall mounted down lighters, rockery with planted shrubs and to the rear of the garage there is a Canadian spa hot tub with sensor lighting and led down lighters. From the patio a short flight of steps rising to a generous level lawned garden with flowers and shrubs, flagged patio area and with a timber gate giving access to the woodland.

Garage

The property is approached through two brick gate posts with a sliding electric gate which opens onto a block paved driveway which provides off road parking and in turn leads to a garage/utility. Garage/Utility- 18'10 x 12' As the dimensions suggest this is a larger than average single garage which has motion sensor lights, electric roller door, courtesy door giving access to the hall and a further door leading to the rear garden. There are hot and cold water taps, worktop with under counter space for appliances, plumbing for automatic washing machine and additional roof void storage.



ADDITIONAL DETAILS

The property has CCTV which can be controlled via a phone app and security alarm.

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street – HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

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