

MARSH & MARSH PROPERTIES

42 Hedge Top Lane, Northowram, HX3 7ER

£900,000



****A PROPERTY WITH THE 'WOW' FACTOR THAT DEMANDS AN INTERNAL INSPECTION****
Tucked away in a quiet cul-de-sac is this beautiful and jaw dropping four bedroom, detached family home. With curb appeal, this property is set on a large plot with stunning gardens which provide a picturesque outlook from the comfort of your home. To the ground floor you will find a wonderful entrance hall with an open staircase and a mezzanine landing, a spacious family room which is open plan, modern day living with the dining kitchen, a second kitchen/prep room, inner hallway to a wine room, house bathroom and three double bedrooms where the master bedroom has an en-suite shower room. To the first floor is the mezzanine landing, mezzanine snug which overlooks the lounge/family room, a shower room and the fourth double bedroom with a balcony. Externally there is a driveway, double garage, and a beautiful rear garden.

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ENTRANCE HALL



Setting the precedent for the rest of your visit is this inviting entrance hall which boasts an abundance of natural light from the anthracite grey aluminium double glazed glass roof that also has an electric opening window. Completing the entrance to a high spec is a solid oak floor and an open staircase and mezzanine landing with an oak and toughened glass balustrade.

FAMILY ROOM/LOUNGE (10.5 x 5.5m (34'5 x 18'0) Size includes Dining Kitchen)



Open plan with the dining kitchen for modern day living is this impressive lounge with views across the rear garden via a full length, floor to ceiling bi-folding double glazed doors. To add to the open

feeling of this room is the vaulted ceiling with exposed beams that is overlooked by a mezzanine snug area to the first level. A solid oak floor and a large chimney breast complete this room.



DINING KITCHEN





An entertainers dream springs to mind when you see this amazing room, where no expense has been spared on this Nobila NXL Artist designed and fitted kitchen. There are a wide range of wall and base units along with a large island unit and

breakfast bar, where together they boast more than ample storage space for this size of property. All the integrated appliances are SMEG to include a tall fridge, tall freezer, and a dishwasher along with built-in twin electric SMEG ovens and a SMEG induction hob with a built-in downdraft extractor fan. To further compliment this kitchen are the granite worktops and an under worktop Blanco one and a half bowl sink with a Quooker instant boiling hot water tap. To complete this stunning room to a high standard and spec is a darkened mirror splash back, large porcelain floor tiles with under floor heating, a vaulted ceiling with two electric Velux windows and a tinted, double glazed aluminium, anthracite floor to ceiling and full length window wall, which also has a matching door that opens out to the side driveway.



PREP KITCHEN / UTILITY ROOM 3.0 x 3.0m (9'10 x 9'8)

A range of modern wall and base units provide even more storage space to add to that of the main kitchen. A large Stoves cooker and a Baumatic fridge/freezer are included in the sale of the property. Completing this kitchen is a stainless steel sink with tasteful splash back tiles, space and plumbing for a washing machine, slate effect laminate flooring and an anthracite, aluminium

double glazed window which overlooks the



beautiful gardens.



INNER HALLWAY

With a solid oak floor that continues from the entrance hall this corridor hallway links the living quarters to the bedrooms and bathroom. Here you will find a storage cupboard that houses the boiler along with an energy efficient, Johnson & Starley warm air heating system.

WINE ROOM

A sink unit and countertop provide space beneath for two under unit fridges or wine coolers and above there is a bespoke wine rack.



MASTER BEDROOM 5.4 x 4.7m (17'7 x 15'4)

A substantial double room made to feel even



more spacious by the high vaulted ceilings with exposed beams and two Velux windows with

blackout blinds. Modern fitted full length wardrobes with sliding doors, provide ample hanging space and shelves. To complete this bedroom are ceiling spotlights and a floor to ceiling, full length bi-folding door to which opens to a black composite decking area at the rear of the house.

BEDROOM TWO 3.2 x 4.0m (10'7 x 13'1)



A double room with fitted wardrobes and drawers, laminate flooring, and a double glazed window.

BEDROOM THREE 3.2 x 3.2m (10'7 x 10'4)



A double room with an oak floor, two fitted double wardrobes, with a matching dressing table and bedside cabinets. To complete the room there

is a double glazed window with a window bench.

BATHROOM



Tasteful wall and floor tiles compliment this modern and stylish bathroom suite that comprises of a freestanding double ended bathtub with a chrome waterfall mixer tap, a low flush toilet and a floating twin, vanity sink unit with matching waterfall mixer taps. To complete this room to a high spec are the ceiling spotlights, a chrome towel radiator, a large wall mirror and a double glazed window.

MEZZANINE LANDING



Overlooking the entrance hall with an oak and toughened glass balustrade.

MEZZANINE SNUG



With Karndean flooring this wonderful getaway provides a space which overlooks the main lounge and out onto the gardens. This space could be used in several ways such as a games room, TV room, an office or even an occasional bedroom if ever needed.

BEDROOM FOUR 3.0 x 3.0m (9'8 x 9'8)



Currently used as an office space with an engineered oak floor and exposed ceiling beams. Aluminium patio doors open out to a balcony which overlooks the rear gardens and beyond with far reaching views.



SHOWER ROOM

A modern suite comprises of a shower cubicle



with a power shower, a low flush toilet and a vanity sink unit with a chrome mixer tap. Completing this room to a high spec is a chrome towel radiator, Karndean flooring, built-in shelving, and an extractor fan. Here you will also find access to a loft storage space.

EXTERNAL

The property is set on a large plot where you will find two drives to the front of the property, along with a large double garage. To the rear of the house is a superb and large garden which catches the sun all day and night to make those family get togethers and barbeques an enjoyable event.

There are two patio areas by the house itself and towards the centre of the vast lawn garden you will find a tranquil setting of a decked area with a pond and water feature that is surrounded by mature trees and bushes. The gardens also feature a vegetable garden and greenhouse.



GARAGE 5.3 x 5.9m (17'4 x 19'4)

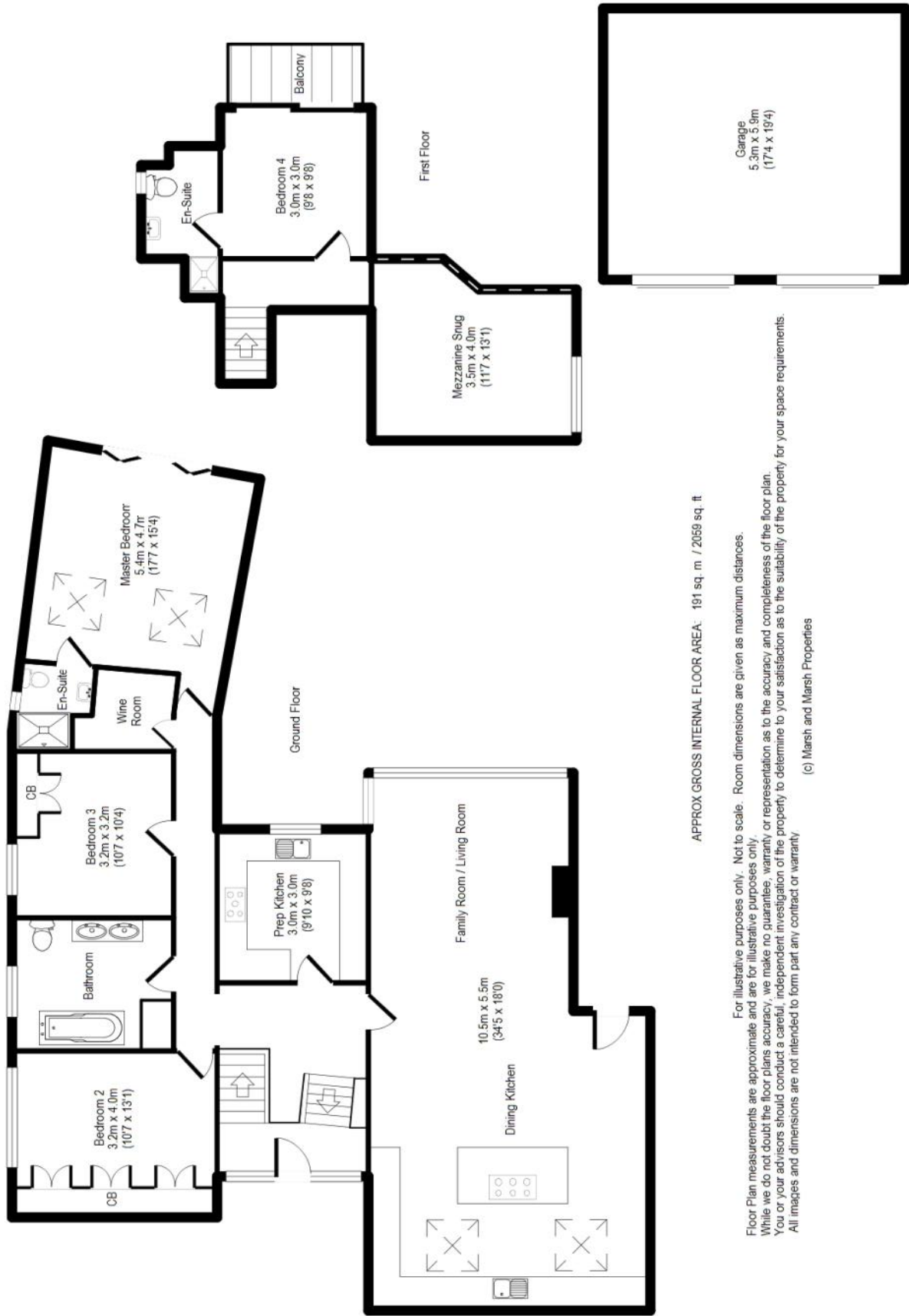
A large, detached garage with twin up and over doors, power, and light.

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to ascertain their accuracy.



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