



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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

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Manchester Road, Hapton, BB11 5RF

Offers Over £229,950

A MUST HAVE FAMILY HOME

Nestled on Manchester Road in the charming village of Hapton, this delightful house is a true gem waiting to be discovered. Boasting a stunning and well-presented interior, this property offers the perfect setting for a growing family to call home.

One of the standout features of this residence is the breathtaking panoramic views that surround the property, offering a picturesque backdrop for everyday living. Imagine waking up to views that stretch for miles, creating a sense of tranquillity and space.

Step outside into the beautiful extensive garden, a haven for both relaxation and entertainment. Whether you're hosting a summer barbecue or simply enjoying a quiet evening outdoors, this garden provides the ideal setting for all your outdoor activities.

Furthermore, the convenience of ample off-road parking adds to the appeal of this property, ensuring that you and your guests always have a place to park without any hassle.

In conclusion, this family home on Manchester Road is a rare find, offering not just a place to live, but a lifestyle to be enjoyed. Don't miss the opportunity to make this charming property your own and experience the best of village living in Hapton.

Manchester Road, Hapton, BB11 5RF

Offers Over £229,950



- Immaculate Semi Detached Property
- Ample Living Space
- Ample Off Road Parking and EV Charging Point
- EPC Rating TBC
- Four Bedrooms
- Solar Panels Installed
- Tenure Leasehold
- Two Piece Bathroom, WC and Shower Room
- Exquisite Countryside Views Surrounding
- Council Tax Band D

Ground Floor

Entrance Porch

4'6 x 4'0 (1.37m x 1.22m)

UPVC double glazed front door and windows, quarry tiled flooring and hardwood double glazed frosted door to hall.

Hall

13'11 x 5'11 (4.24m x 1.80m)

Central heating radiator, smoke detector, wood effect laminate flooring, doors leading to reception room, kitchen and oak staircase to first floor.

Reception Room

22'10 x 11'5 (6.96m x 3.48m)

Two UPVC double glazed windows, central heating radiator, coving, gas fire with marble surround, television point, double doors to garden room and door to kitchen.

Garden Room

11'5 x 8'11 (3.48m x 2.72m)

UPVC double glazed windows, spotlights, wood effect laminate flooring and UPVC double glazed sliding door to rear.

Kitchen

16'1 x 8'8 (4.90m x 2.64m)

UPVC double glazed window, range of wall and base units with laminate worktops, tiled splashback stainless steel one and a half bowl sink and drainer with mixer tap, integrated double oven with five burner gas hob and extractor hood, glass splashback, integrated dishwasher, space for American-style fridge freezer, wood effect laminate flooring, understairs storage doors leading to utility and dining room.

Dining Room

13'11 x 8'2 (4.24m x 2.49m)

UPVC double glazed window, wood effect laminate flooring and door to pantry.

Utility

8'2 x 4'8 (2.49m x 1.42m)

Two UPVC double glazed windows, plumbing for washing machine, space for dryer, wood effect laminate flooring, door to WC and UPVC double glazed door to rear.

WC

5'8 x 3'0 (1.73m x 0.91m)

Central heating radiator, flush handle WC, wall mounted wash basin with traditional taps, part tiled elevations and wood effect laminate flooring.

First Floor

Landing

11'2 x 8'9 (3.40m x 2.67m)

Central heating radiator, loft access, coving, doors leading to four bedrooms, bathroom, WC and separate shower.

Bedroom One

13'10 x 11'5 (4.22m x 3.48m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

14'2 x 8'2 (4.32m x 2.49m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'5 x 10'8 (3.48m x 3.25m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

6'11 x 5'11 (2.11m x 1.80m)

UPVC double glazed window and central heating radiator.

Bathroom

8'4 x 5'4 (2.54m x 1.63m)

UPVC double glazed frosted window, central heating radiator, central heated rail, pedestal wash basin with traditional taps, panel bath with mixer tap, spotlights, tiled elevations and vinyl flooring.

WC

5'6 x 4'2 (1.68m x 1.27m)

UPVC double glazed window, dual flush WC, spotlights, tiled elevations and vinyl flooring.

Shower Room

4'2 x 2'11 (1.27m x 0.89m)

UPVC double glazed window, direct feed shower enclosed, tiled ceiling, tiled elevations and vinyl flooring.

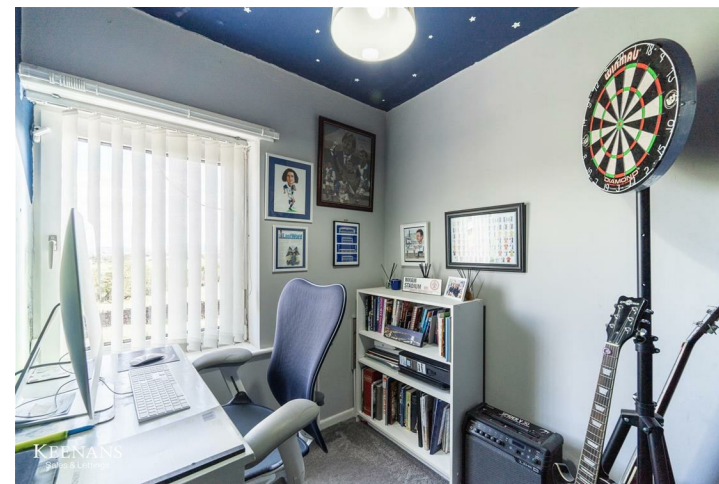
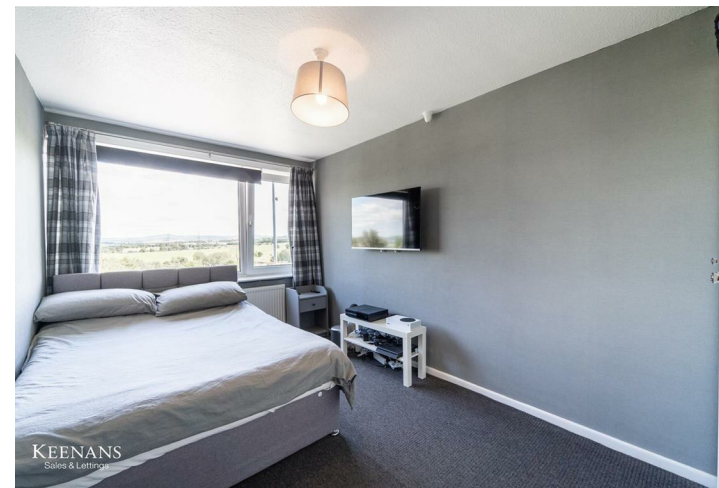
External

Rear

Enclosed garden with paved patio, laid to lawn, bedding areas, stone chippings, artificial lawn and timber sheds.

Front

Mature shrubbery, block paved driveway and EV charging point.



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