



## Low Gate Bungalow Park Lane, Queensbury, BD13 1QH

£495,000

- SPACIOUS FOUR-FIVE BEDROOM DETACHED
- 'A' RATED ENERGY PERFORMANCE CERTIFICATE
- GARDENS, GARAGE & DRIVEWAY
- OFFERING A GOOD DEGREE OF PRIVACY
- FLEXIBLE LAYOUT OVER TWO FLOORS
- HIGH SPECIFICATION THROUGHOUT
- BUILT IN 2024 BY A LOCAL BUILDER
- A DESIRABLE SEMI-RURAL SETTING
- LARGE 30' KITCHEN/DINING/LIVING SPACE
- SOLAR PANELS



# Low Gate Bungalow Park Lane, BD13 1QH

Nestled in a desirable, little known hamlet off Park Lane, Queensbury, this nearly new detached house is a stunning example of modern family living. Built in 2024 by a reputable local builder, this architect-designed home offers a perfect blend of style, comfort, and privacy, accessed via a leafy woodland lane on to a private gravel driveway.

Upon entering, you are greeted by an impressive layout featuring two to three spacious reception rooms, ideal for both entertaining guests and enjoying family time. The heart of the home is the well-appointed kitchen, which seamlessly connects to the 30' living and dining space, flooded with natural light and enjoying easy access to the private gardens.

This remarkable property boasts four generously sized bedrooms, plus an office or fifth bedroom, providing ample space for family members or guests. The quality fixtures and fittings throughout the home reflect a commitment to excellence, making it a truly special place to reside.

Outside, the property offers a detached garage and parking for up to four vehicles. The surrounding area provides a sense of privacy, allowing you to enjoy your outdoor space in peace. This stunning family home is perfect for those seeking a contemporary lifestyle in a tranquil setting. With its spacious design and high-quality finishes, it's an opportunity not to be missed. Whether you are looking to settle down or invest in a remarkable property, this home on Park Lane is sure to impress.



Council Tax Band: F



## Ground Floor

### Entrance Hall

A front composite entrance door leads into a spacious hallway with a 3/4 turn staircase leading off to the first floor and Oak doors leading off to all ground floor rooms. Two central heating radiators, window to the side elevation and a useful cloaks cupboard.

### Kitchen / Dining / Living Space

30'0 x 13'9

A remarkable open plan family space with designated kitchen, dining and living space. A modern tiled floor runs throughout and there are two sets of large French doors leading out to the garden, along with a kitchen window and two roof windows in the living area. The kitchen hosts an array of fitted cabinetry, marble effect working surfaces and integrated appliances including a dishwasher, wine cooler, electric double oven & grill, five ring gas hob, extractor and space for an American style fridge. A large centre island takes pride of place and incorporates a breakfast bar and further storage space.

### Utility Room

Fitted with wall and base units, work surface and a stainless steel sink & drainer. Plumbing for a washing machine, boiler cupboard and an exterior door to the side elevation.

### Living Room

17'5 x 11'0

A spacious living room with a window to the side overlooking the garden, TV point and a central heating radiator.

### Office / Bedroom 5

11'0 x 8'1

Currently used as a home office. Solid Oak flooring, window to the front elevation and a central heating radiator.

### Bedroom Four

11'0 x 11'0

A useful ground floor bedroom or could be used as a further reception room if required. Window to the side elevation and a central heating radiator.

## WC

A fully tiled WC with a washbasin with storage below, WC, window to the side elevation and a heated towel rail.

## First Floor

### Master Bedroom

13'9 x 11'3

Window to the rear elevation plus two roof windows with integrated black-out blinds. Doors to the en-suite and dressing room plus access to a large storage cupboard in the eaves. Central heating radiator.

### En-suite

An impressive, fully tiled en-suite, comprising of a corner shower cubicle with sliding doors and a mains powered shower, pedestal washbasin and WC. Roof window, heated towel rail and a fitted storage cupboard.

### Dressing Room

8'9 x 6'9

Fitted with clothes hanging rails and shelving.

### Bedroom Two

20'4 x 11'0

A large bedroom with windows to both the front and side elevations, access to storage in the eaves and a central heating radiator.

### Bedroom Three

17'5 x 11'0

Another spacious bedroom. Window to the side elevation and a central heating radiator. Currently used as a play room.

### Bathroom

A fully tiled four-piece family bathroom, comprising of a panelled bath, corner mains powered shower, WC and a pedestal washbasin. Fitted storage cupboard, heated towel rail and a roof window.

## External

The property is accessed down a private gravel drive that leads to a tarmac parking area for several cars with exterior lighting, electric car charge point and the garage. To one side of the property is a large lawned garden with artificial grass and a paved patio. To the rear is a further



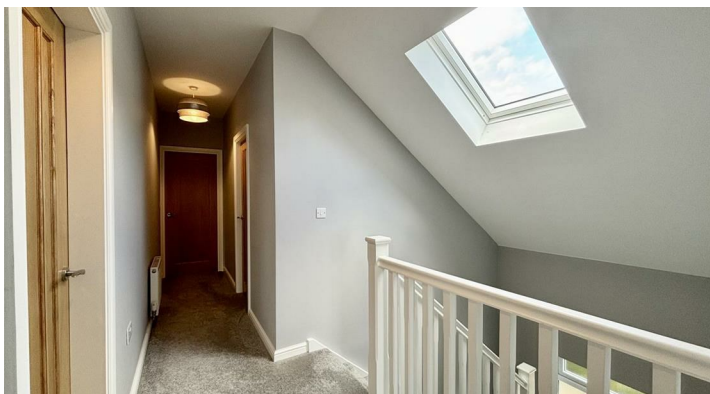
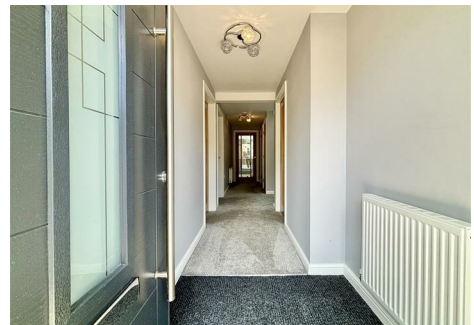
enclosed garden space with another patio seating area, lawn, secure fence boundary and mature conifer hedging.

### **Garage**

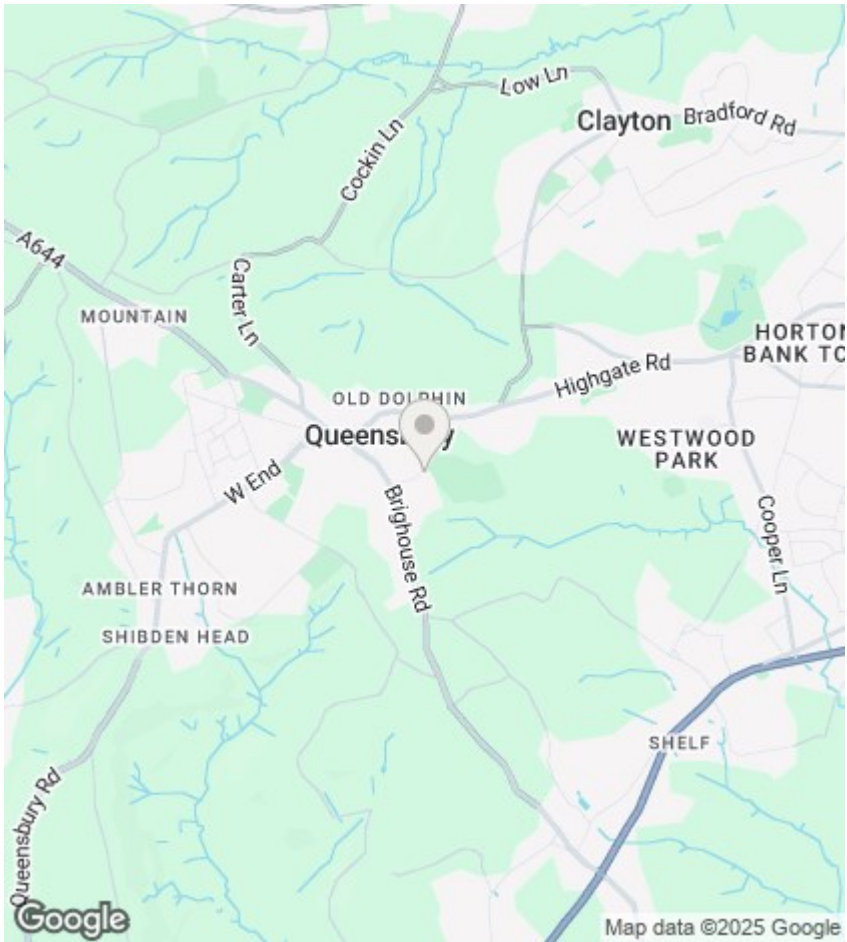
Detached single garage with remote control door and lighting.











## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	94	94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

