



Victoria Close | Great Preston | LS26 8GG

£419,995

Four bedroom detached house | Council Tax Band E | EPC Rating B

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**\*\*\*STUNNING FAMILY HOME \* IMMACULATE THROUGHOUT \* SOUTH-FACING GARDEN.\*\*\***

Positioned on a highly sought after residential estate is this superbly finished home. Briefly comprising; hall, lounge, snug/study, WC and an open-plan family kitchen/diner to the ground floor level. The first floor level has a master bedroom with an en-suite, three remaining double bedrooms and a family bathroom. Having PVCu double-glazing and gas central heating, a drive with an EV charge point and accessing a single detached garage and an enclosed garden with a patio, lawn and decking.

Close to amenities and motorway access and with St Aidens nature reserve within walking distance.

## Ground Floor

### Hall

Composite double-glazed entrance door, radiator, stairs to the first floor level with cupboard underneath and doors to all rooms.

### WC

Half tiled walls, push flush WC, pedestal wash hand basin, radiator, down lighters to the ceiling, tiled floor and a feature mirror to one wall.

### Study/Snug 3.20m x 2.03m (10'6" x 6'8")

PVCu double-glazed window to the front aspect, radiator and feature panelling to part of one wall.

### Lounge 4.70m x 3.84m (15'5" x 12'7")

PVCu double-glazed bay window to the front aspect and two radiators.

### Kitchen/Diner 3.18m x 8.05m (10'5" x 26'5")

Boasting a modern range of cream wall and base units with granite worktops and matching upstand. Belfast sink, integrated five ring gas hob with stainless steel splashback and extractor over, electric oven, dishwasher, washing machine and fridge/freezer. PVCu double-glazed window to the rear aspect, tiled flooring, down lighters to the kitchen area, two radiators, half panelling to the dining area walls and PVCu double-glazed French doors to the rear garden.

## First Floor

### Landing

Cylinder cupboard, radiator and doors to rooms.

### Master Bedroom 3.78m x 3.84m (12'5" x 12'7")

Fitted wardrobes, PVCu double-glazed window to the front aspect, radiator and a door to an en-suite.

### En-suite

Fully tiled walls and floor, large shower enclosure, half pedestal wash hand basin, push flush WC, PVCu double-glazed frosted window, radiator, extractor and down lighters.

### Bedroom 4.19m x 3.05m (13'9" x 10'0")

Fitted wardrobe and a PVCu double-glazed window to the front aspect with a radiator beneath.

### Bedroom 3.38m x 3.00m (11'1" x 9'10")

Fitted wardrobe and a PVCu double-glazed window to the rear aspect with a radiator beneath.

### Bedroom 3.25m x 2.72m (10'8" x 8'11")

Fitted mirror door wardrobe and a PVCu double-glazed window to the rear aspect with a radiator beneath.

### Bathroom

Fully tiled walls and floor, straight panelled bath with screen and shower over, half pedestal wash hand basin and a push flush WC,. PVCu double-glazed frosted window, radiator, extractor and down lighters.

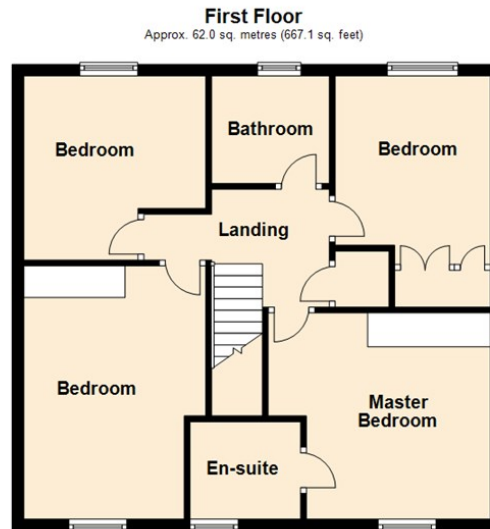
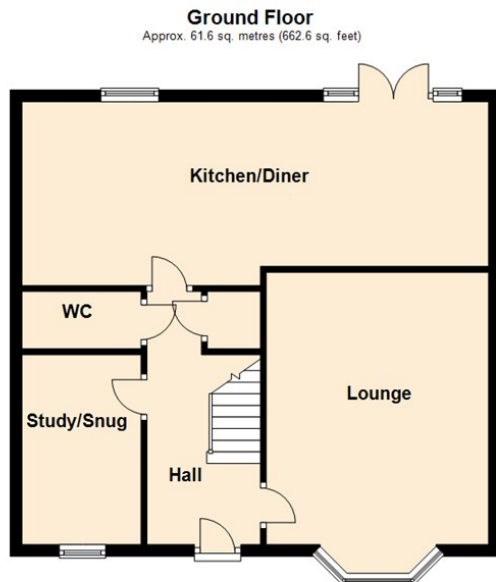
### Exterior

To the front is an open 'plum slate' bedding area with shrubs. There is a tarmac drive with ample parking for two large vehicles accessing the single garage which has an EV charge point. The rear garden is superbly landscaped and southerly facing with an Indian flagstone patio, a decked area and a lawn.

### Agents notes

The vendor has informed us that there is a management charge on the estate which is reviewed annually and is approx. £130 per annum.





Total area: approx. 123.5 sq. metres (1329.7 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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