



Victoria Close | Great Preston | LS26 8GG

£388,000

Four Bedroom Detached House | Council Tax Band D | EPC Rating B

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*MODERN FOUR BEDROOM DETACHED FAMILY HOME * TWO RECEPTION ROOMS * DINING/KITCHEN WITH BUILT-IN APPLIANCES * MASTER WITH EN-SUITE * INTEGRAL GARAGE * OFF-ROAD PARKING FOR 3 TO 4 CARS *

This immaculate four bedroom detached family home listed for sale, boasts a modern style of living and was built by Taylor Wimpey in 2017 and is of a Bradenham design, complete with an NHBC certificate for quality assurance. Located in an area with picturesque walking routes a short distance away and St Aidans RSPB nature reserve very close by, this home offers a tranquil escape from the hustle and bustle of everyday life.

The property features a spacious lounge with a beautiful garden view and access to a well-maintained garden via French doors, perfect for relaxing or entertaining guests. The fully fitted kitchen is equipped with modern built-in appliances and includes a dining space, ideal for enjoying home-cooked meals with family and friends. There is a separate dining room, which could be used as a play room or even an office, together with a useful ground floor W.C

With four generously sized bedrooms, including a master bedroom with built-in wardrobes and an en-suite shower room, this home provides ample space for a growing family or those in need of extra room. Two additional double bedrooms with built-in wardrobes and another double bedroom offer flexibility and comfort. In addition, there is a family bathroom with a shower over the bath. There is a generous fully enclosed south-facing rear garden, with a lawn, patio seating area and a timber decking area with a summer house - which creates a fantastic space to unwind and benefits from the electric 5 meter awning for shade in the summer months.

Additional features of this property include an integral single garage, off-road parking for at least 3 vehicles, solar panels with 5kw battery storage, plus a home security system with CCTV and alarm. Don't miss the opportunity to make this exceptional property your new home!

Ground floor

Entrance Hall

Radiator, stairs to the first floor landing and a door to:

WC

Fitted with a two piece suite comprising; pedestal wash hand basin and a low-level WC. Tiled splashback, radiator and an extractor fan.

Dining Room 2.84m x 2.34m (9'4" x 7'8")

Double-glazed window to the front and a radiator.

Lounge 3.40m x 4.60m (11'2" x 15'1")

Two double-glazed windows to the rear, double-glazed French double doors with matching side panels to the garden and a radiator.

Kitchen/Diner 5.38m x 2.31m (17'8" x 7'7")

Fitted with a modern range of base and eye level units with worktop space over, a one and half bowl stainless steel sink unit with single drainer and mixer tap and tiled splashbacks. Integrated dishwasher, automatic washer/dryer, built-in electric oven and a built-in four ring hob with extractor hood over. Radiator, ceiling extractor fan and double-glazed French double doors to the garden.

First floor

Landing

Access to a partially boarded and insulated loft space with a pull-down ladder, built-in airing cupboard with additional storage and a built-in storage cupboard, Doors to:

Master Bedroom 3.12m min x 3.35m min (10'3" min x 11'0" min)

10'3" min (13'3" max) x 11'0" min (12'4" max)

Two double-glazed windows to the front, two fitted wardrobes with hanging rails and shelving, radiator and door to:

En-suite Shower Room

Fitted with a three piece suite comprising; tiled shower enclosure, wash hand basin and low-level WC. Extractor fan, tiled surround, double-glazed window to the side and a chrome ladder style radiator.

Bedroom 2 3.76m min x 2.87m (12'4" min x 9'5")

12'4" plus wardrobe x 9'5"

Double-glazed window to the front, fitted wardrobes with

hanging rails and shelving, radiator and a door to an over stairs storage cupboard.

Bedroom 3 3.30m x 2.36m (10'10" x 7'9")

Double-glazed window to the rear and a radiator.

Bedroom 4 3.56m max x 2.67m max (11'8" max x 8'9" max)

Double-glazed window to the rear and a radiator.

Family Bathroom

Fitted with a three piece suite comprising; panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC,. Tiled surround, extractor fan, double-glazed window to the rear and a chrome ladder style radiator.

Garage

Integral single garage with power and light connected, wall mounted gas boiler and an up-and- over door.

Outside

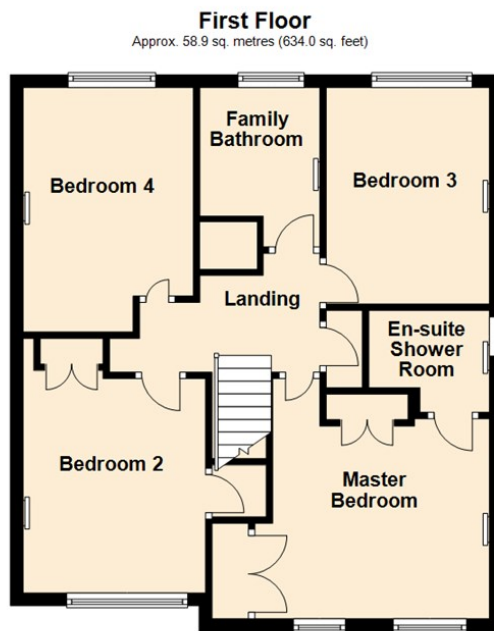
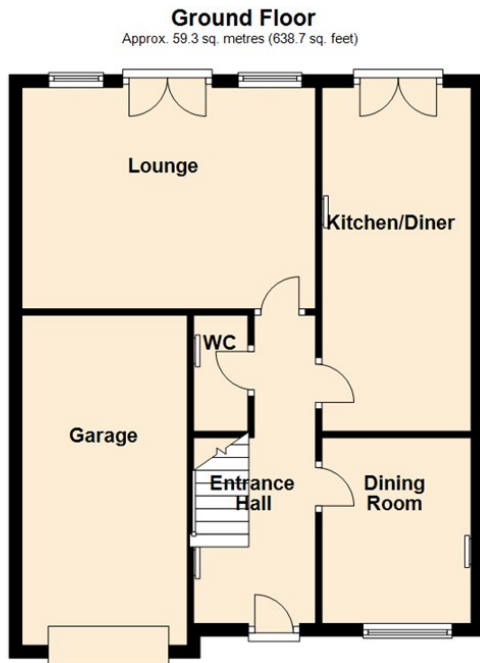
There is off-road parking for three/four vehicles to the front of the property and leads to the single garage. Side gated access leads to a large fully enclosed south facing rear garden. The garden has a good sized paved patio seating area, lawned garden with well stocked borders and a timber decking seating area. In addition, there is a timber summer house, external power points, a wall mounted five meter electric awning, outside cold water tap, garden watering system and security light.

Agents Note

Please note there is an estate management fee payable yearly, for the upkeep of the communal gardens areas within the development. Details for which will be with the solicitor.

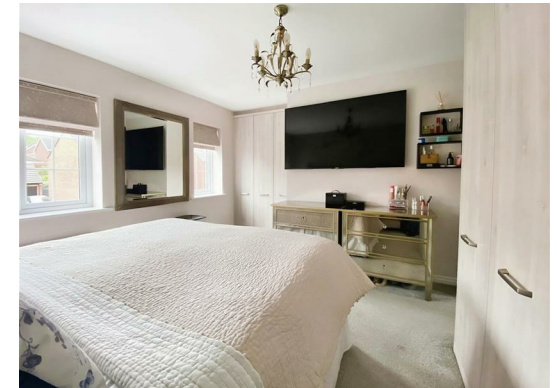
Please take note, that the summer photographs have been supplied by the present owner and have not been recently taken by Emsleys.





Total area: approx. 118.2 sq. metres (1272.6 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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