



Burn Close | Great Preston | LS26 8FQ

£400,000

Four Bedroom Detached Home | Council Tax Band D | EPC Rating TBC

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*** FOUR BEDROOM DETACHED FAMILY HOME. NO CHAIN! GOOD SIZED LOUNGE WITH FRENCH DOORS TO THE REAR GARDEN. DINING/KITCHEN. DINING ROOM/PLAYROOM. TWO EN-SUITE SHOWER ROOMS. INTEGRAL GARAGE. DRIVEWAY PARKING***

This elegant, modern style detached property is listed for sale, boasting a prime location that is not overlooked from the rear and has no forward chain! Built by Taylor Wimpey Homes, and of the Cavendish design, benefits from two en-suite shower rooms, integral garage and a beautifully enclosed rear garden, providing a sense of tranquility and privacy.

The interior of the property showcases an array of well proportioned rooms. The house consists of 4 comfortable bedrooms, of which the master bedroom features an en-suite bathroom and built-in wardrobes. The second bedroom is also a double room with an en-suite, while the remaining two bedrooms are good sized rooms, perfect for a growing family or for hosting guests.

The property is well-equipped for entertaining and family life, with two reception rooms. The lounge offers an amazing garden view and direct access to the outdoor area. The second reception room provides a versatile space, ideal for a child's playroom, dining room or a snug for those cosy evenings in. The modern fitted kitchen is a noteworthy space with built-in modern appliances and a dining area. It also provides access to the garden, making it a perfect spot for summer al fresco dining.

Additional features of the property include a downstairs W.C and off road parking facilities. The location is ideal for nature lovers, being in close proximity to green spaces, walking routes and the St. Aidens nature reserve. This property offers a perfect blend of comfortable living and convenience.

Ground floor

Hall

Front entrance door with a side panel. Feature wood flooring, radiator, built-in under-stairs cupboard, stairs to the first floor and doors to:

Dining Room/Playroom 3.35m x 2.77m (11'0" x 9'1")

Two double-glazed windows to the front and a radiator.

WC

Fitted with a two piece white suite with pedestal wash hand basin and a low level flush W.C. Tiled floor, tiled splashbacks, radiator and a double-glazed window to the side.

Lounge 4.76m x 4.19m (15'7" x 13'9")

Double-glazed French doors to the rear garden with double-glazed windows and a radiator.

Kitchen 5.61m x 3.12m (18'5" x 10'3")

Fitted with a range of wall and base units with work surfaces over. Built-in gas hob with double oven below and an extractor hood above and a stainless steel sink unit with drainer. Radiator, tiled floor, recessed spotlights and double-glazed French doors to the rear garden.

First floor

Landing

Door to a built-in storage cupboard and doors to:

Master Bedroom 3.72m x 4.72m (12'2" x 15'6")

Double-glazed windows to the front, radiator and fitted wardrobes with hanging and shelving space. Door to:

En-suite Shower Room

Fitted with a three piece suite comprising; low level flush W.C, pedestal wash hand basin and shower enclosure. Extractor fan, tiled splashbacks, wall mounted vanity mirror and a double-glazed window to the front.

Bedroom 2 4.73m x 2.44m (15'6" x 8'0")

Double-glazed window to the rear, radiator and door to:

En-suite Shower Room

Fitted with a three piece suite comprising; low level flush W.C, pedestal wash hand basin and a shower enclosure. Tiled splashbacks, extractor fan and a double-glazed window to the side.

Bedroom 3 4.29m x 2.64m (14'1" x 8'8")

Double-glazed window to the rear and a radiator.

Bedroom 4 3.19m x 2.11m (10'6" x 6'11")

Double-glazed window to the rear and a radiator.

Bathroom 1.78m x 2.51m (5'10" x 8'3")

Fitted with a three piece white suite comprising; a panelled bath with hand shower attachment, pedestal wash hand basin and a low level flush W.C. Tiled splashbacks, radiator and a double-glazed window to the side.

Garage

Integral single garage, with an up-and-over door, both power and light connected. Door to the entrance hallway.

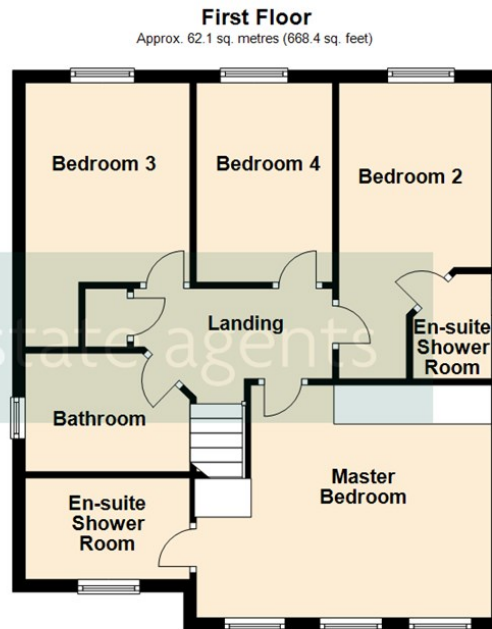
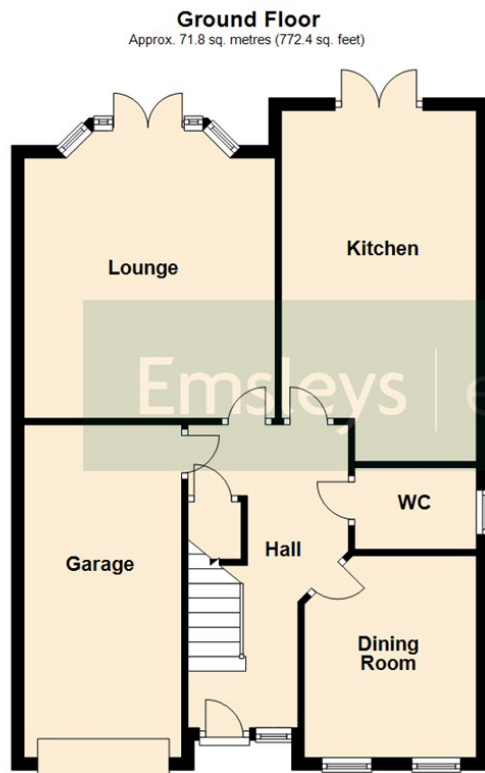
Outside

There is an open-plan lawned garden to the front, with a double tarmac driveway to the side offering off-road parking for two cars and leads to the integral garage. The garage has an up-and-over door and has both power and light connected. The garage also has an internal door into the hallway. To the side there is gated access to the rear. To the rear, there is a fully enclosed garden with a large paved patio seating area which leads to a generous lawned garden and mature shrub hedging.

Agents Note

Please note that there is an annual management charge on the estate, which is for the upkeep of communal garden areas, and is reviewed annually. Exact amount to be confirmed.





Total area: approx. 133.9 sq. metres (1440.8 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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