



St. Swithins Drive | Stanley | WF3 4QR

£325,000

Three bedroom semi | EPC B | Council Tax C

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THREE BEDROOM SEMI DETACHEDOPEN PLAN LIVING***INTEGRATED GARAGE***SPACIOUS ACCOMMODATION***ON THE OUTSKIRTS OF THE NEW DEVELOPMENT***

Presenting an immaculate, semi-detached property, listed for sale in a thriving community, with a range of local amenities, verdant green spaces, and efficient public transport links at its doorstep. The property is also in close proximity to beautiful parks, perfect for leisure and recreation. This charming dwelling is ideally suitable for families and couples alike, seeking a harmonious blend of modern living with a strong sense of community.

The residence boasts three spacious double bedrooms, each exuding a warm, inviting ambience thanks to an abundance of natural light. The master bedroom is a true sanctuary, featuring built-in wardrobes and an exclusive en-suite for added privacy and convenience.

A noteworthy feature of the property is its open-plan design, which creates a seamless flow between the rooms. The reception room overlooks the verdant garden, providing an idyllic view while also granting direct access to this outdoor space.

The property's kitchen is a modern chef's dream, complete with a kitchen island, state-of-the-art appliances, and a utility room. This open-plan kitchen also incorporates a dining space, perfect for hosting dinner parties or enjoying family meals.

Completing the property is the sizeable bathroom, equipped with a luxurious free-standing bath and a rain shower, offering a spa-like experience within the comfort of your own home.

Further enhancing the property's appeal are its unique features, including a garage for secure car storage, additional parking space for three cars, and a well-maintained garden for outdoor relaxation and entertaining. This property truly offers an exceptional standard of living.

Ground Floor

Entrance Hall

Entrance door leading into the entrance hallway, double socket & burglar alarm. Door leading to

WC

Double glazed window, low flush W.C, vanity wash hand basin, central heating radiator

Kitchen/Dining Room 6.12m x 3.65m (20'0" x 11'11")

Amtico oak effect herringbone floor with border. Neff integrated appliances-Dishwasher, Fridge freezer, microwave, hide and slide oven. CDC full extractor (not recirculating), 4 double sockets 1 with USB sockets Dining area: Tier on Tier wood shutters, tv aerial, Ethernet port, double socket

Utility cupboard: Room for washer & dryer, fuse board, 2 double sockets, broadband line in. Extractor fan

Living Room 4.59m x 3.17m (15'0" x 10'4")

Lounge: sky & tv aerial, Ethernet port, 4 double sockets (1 smart socket) Two double glazed windows and french doors leading to the rear garden, central heating radiator, T.V point.

First Floor

Landing

Doors to:

Bedroom 1 4.54m x 4.267m (14'10" x 13'11")

Space for 6 door wardrobes, central heating radiator, TV aerial, Ethernet port, Fire escape windows, multiple double sockets.

En-suite Shower Room

A walk in shower, drencher shower head & riser, porcelanosa tiles. shaver/electric toothbrush sockets. Vanity wash hand basin, Low flush W.C.

Bedroom 2 3.89m x 3.97m (12'9" x 13'0")

A double bedroom, TV aerial, Ethernet port, Fire escape windows, multiple double sockets, central heating radiator

Bedroom 3 3.68m x 3.68m (12'0" x 12'0")

A double bedroom, TV aerial, Ethernet port, Fire escape windows, multiple double sockets, central heating radiator

Bathroom 2.06m x 3.20m (6'9" x 10'6")

A four piece white suite with bath and separate shower drencher shower head & riser, porcelanosa tiles, shaver/electric toothbrush sockets. Vanity wash hand basin and low flush W.C

External

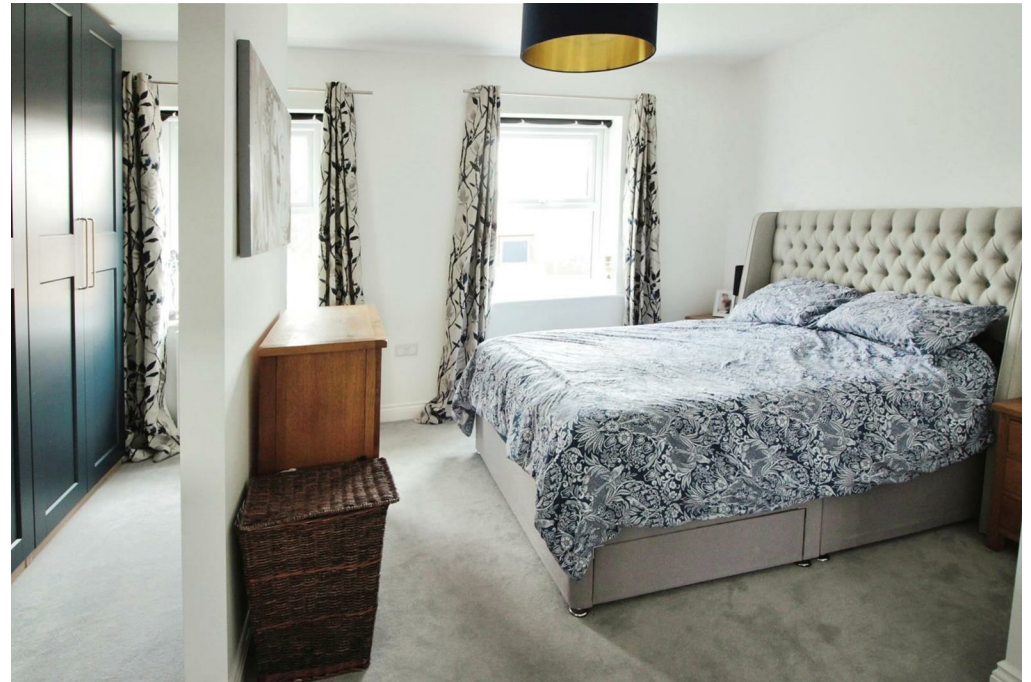
Tap, sensor lights front & back, electric charger in garage, power & light to garage, block paved drive. Neat lawn gardens to the front and rear

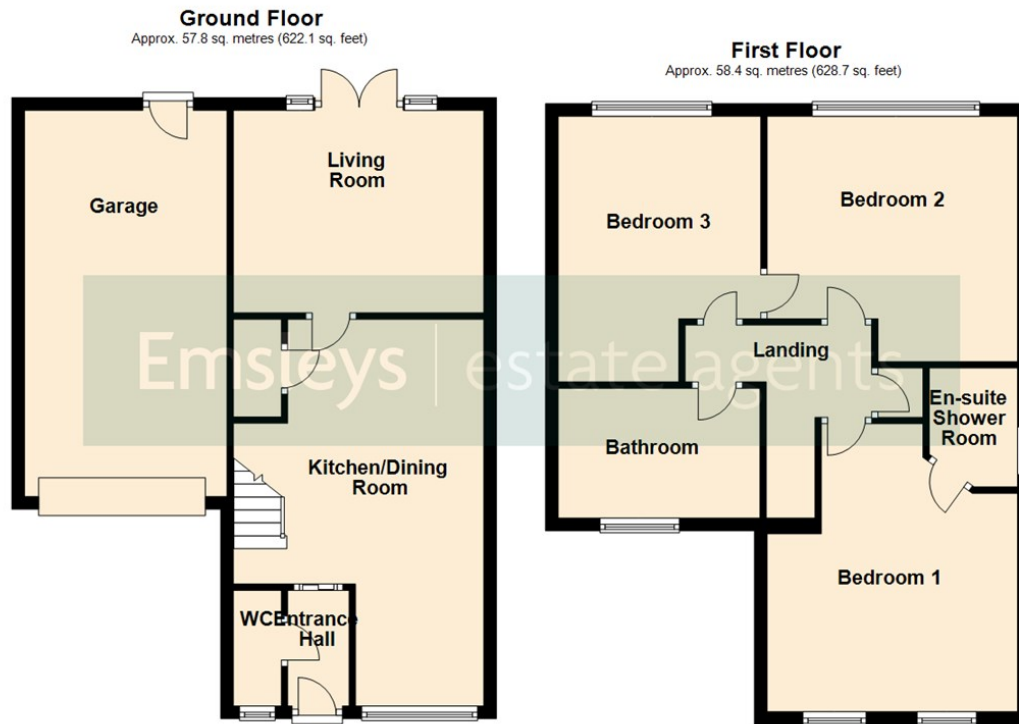
Garage 6.12m x 3.21m (20'1" x 10'6")

Up and over door, power and light

N.B

Nine years builders/NHBC warranty, block paved drive, Hive heating. Bleach cleanable Victoria carpets throughout.





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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