



Pennwell Croft | Bullerthorpe Lane | LS15 9JU    £375,000

Four Bedroom Semi-Detached | Council Tax Band D | EPC Rating C

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\* FOUR BEDROOM SEMI-DETACHED \* BUILT BY STRATA HOMES \* LARGE DINING KITCHEN WITH INTEGRATED APPLIANCES \* LARGER THAN AVERAGE GARAGE \* OFF ROAD PARKING \*

Presenting a highly desirable four bedroom modern semi-detached house for sale, built by Strata homes and is of the Tivoli design. This property is in immaculate condition, demonstrating a high level of care and attention throughout. This house is a former show home, which is evident in its high-quality finish and unique features. An opportunity to own a property of this calibre is rare, making this an offer not to be missed.

This family home offers four generously sized bedrooms, with the master bedroom featuring an en-suite shower room and fitted wardrobes. The second bedroom, also a good sized double, offers built-in wardrobes, providing plenty of storage space. The elegant first floor Lounge is equally impressive. It boasts a light-filled reception room, perfect for entertaining guests or enjoying a quiet evening. The property does not fall short on the culinary front either and is the real hub of the home. There is ample dining area too, and is kitted out with a range of integrated appliances. The added benefit of a separate dining room, adds to the versatile accommodation on offer.

The exterior of the property is equally as enticing as the interior. It comes with an attached garage, larger than average, offering workshop space or potential for additional living space. The property also provides off-street parking. The rear garden is a real show-stopper, with a generous lawn and decking area, perfect for al fresco dining during the warmer months.

The location of this property adds to its appeal. It is well-connected with excellent public transport and motorway links, together with a wide range of local amenities. Furthermore, there is a large country park nearby, adding to the quality of life in this area.

#### Entrance Hall

Two radiators, stairs to first floor landing, door to under-stairs storage cupboard, door to:

#### WC

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC. Extractor fan, tiled splash-back.

#### Dining Room 4.29m x 2.64m max (14'1" x 8'8" max )

Double-glazed window to front, radiator.

#### Kitchen/Dining Room 4.14m x 4.45m (13'7" x 14'7")

Fitted with a modern range of base and eye level units with under LED lighting and worktop space over, drawers, stainless steel sink unit with single drainer and mixer tap, glass splash-backs, integrated fridge/freezer, dishwasher and automatic washing machine, built-in electric oven, built-in four ring ceramic hob with extractor hood, radiator, wooden effect laminate flooring, recessed wall lights, wall mounted concealed gas boiler, double-glazed french double door to garden.

#### Landing

Radiator, stairs to second floor landing, door to:

#### Bedroom 2 2.64m x 4.47m max (8'8" x 14'8" max )

8'8" x 14'8" max (12'11" to robes)

Two double-glazed windows to rear, built-in wardrobes with hanging rail and shelving, radiator.

#### WC

Fitted with two piece suite comprising, pedestal wash hand basin, and low-level WC. Extractor fan, tiled splash-back, radiator and access to a linen cupboard.

#### Lounge 4.29m x 4.47m (14'1" x 14'8")

Two double-glazed windows to front, two radiators.

#### Landing

Radiator, access to loft space with a pull down ladder, door to:

#### Master Bedroom 3.86m max x 4.47m max (12'8" max x 14'8" max )

Two double-glazed windows to front, fitted wardrobe with hanging rail and shelving, two radiators, door to:

#### En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with drencher style head, pedestal wash hand basin, and

low-level WC. Extractor fan, wall mounted mirror, tiled splash-back, chrome ladder style radiator, tiled flooring.

#### Bedroom 3 2.69m min x 2.16m (8'10" min x 7'1")

8'10" min plus wardrobes x 7'1" max

Double glazed window to rear, radiator, fitted wardrobes with hanging rail.

#### Bedroom 4 2.64m max x 2.24m max (8'8" max x 7'4" max )

Double-glazed window to rear, radiator.

#### Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, full height tiling to all walls, extractor fan, wall mounted mirror, chrome ladder style single radiator, tiled flooring.

#### Outside

The property is positioned on a corner plot, with a mature lawned garden to the front with hedge. There is a driveway to the side, offering off road parking for two cars and leads to the attached garage. There is a paved path to the front entrance door and useful storm porch. In addition to the garden, there is both hot and cold water tap to the front of the property. To the rear, there is an enclosed good sized garden with cold water tap and a paved patio seating area which leads to a lawned garden. There is also a fantastic decking seating area, with external power point, lighting and water feature

#### Garage

There is a larger than average attached garage, offering a versatile and spacious space. The garage has an up and over door, and has both power and light connected. There is also a personal wash hand basin, with both hot and cold running water. Rear pedestrian access to the rear garden.

#### Agents Note

Please note that there is a communal estate management fee to pay yearly, which is in the region of £167.22 per year.







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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