

# Melandra Road



Impressive, four bedroom detached family property

Built by Avant to this very popular design

Stunning open-plan kitchen/dining/family space, separate lounge

Generous landscaped garden and re-laid drive

Impressive bathrooms and all bedrooms with robes

**£350,000**

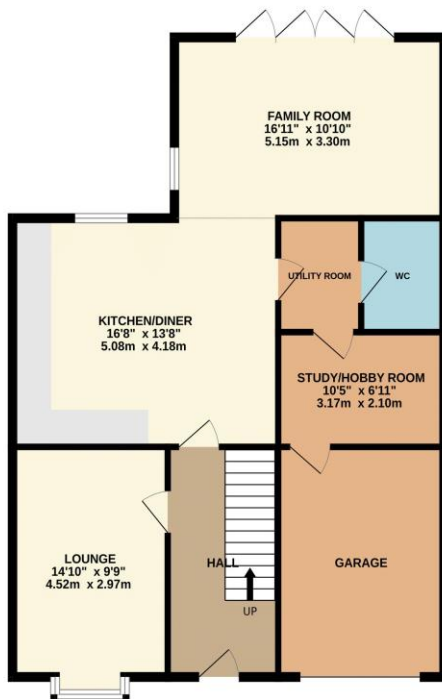




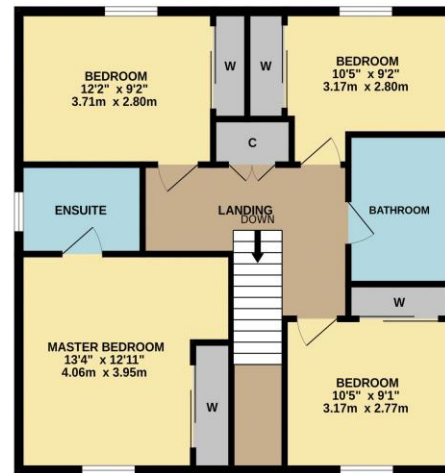


Enjoying a pleasant position at the top of this desirable cul-de-sac, whilst boasting a generous landscaped garden, this especially spacious, and very impressive family property certainly merits a closer look. Built by Avant to this fantastic design, and delivering modern accommodation which is finished to an excellent standard, with the superb bathrooms and stylish kitchen being features worthy of special mention. You arrive into a ground floor entrance hall, with an attractive, bay fronted lounge to the left. A door from the end of the hall brings you to the stunning open-plan kitchen/dining/family space. The kitchen end offering a range of modern built in units, with plenty of space for dining table, the rear family space enjoying bi-fold doors which can open fully to the landscaped garden and patio. A useful utility is off the kitchen, with cloakroom/WC, whilst a study/hobby room had been provided by way of a partial garage conversion. The first floor accommodates four great bedrooms, all with fitted sliding robes, and 'Master' with stylish ensuite,

GROUND FLOOR  
932 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



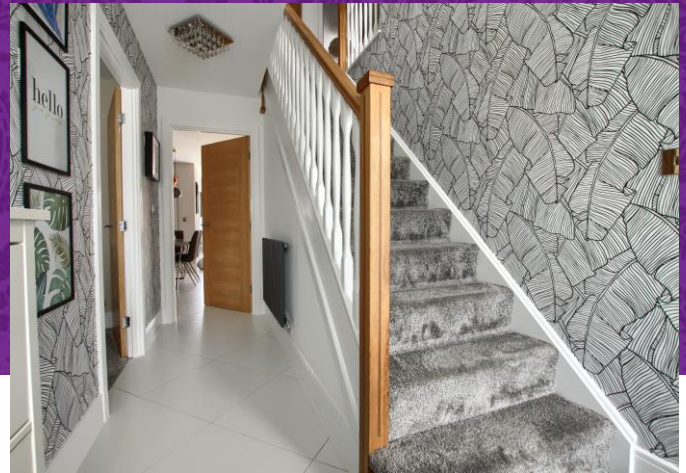
TOTAL FLOOR AREA: 1676 sq.ft. (155.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplan 6/2024





# “The Ingleby Barwick Experts”



Tenure: Freehold

Council Tax Band: E

EPC Rating: B



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