



17 Wyresdale Crescent, Glasson dock
£450,000





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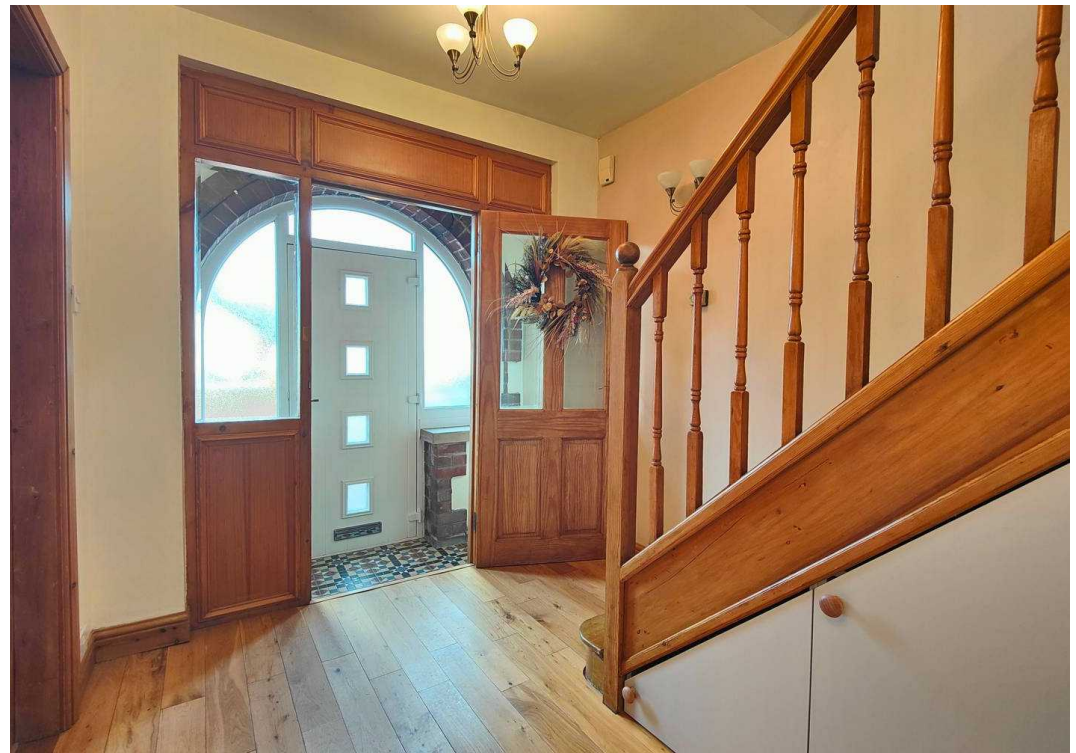
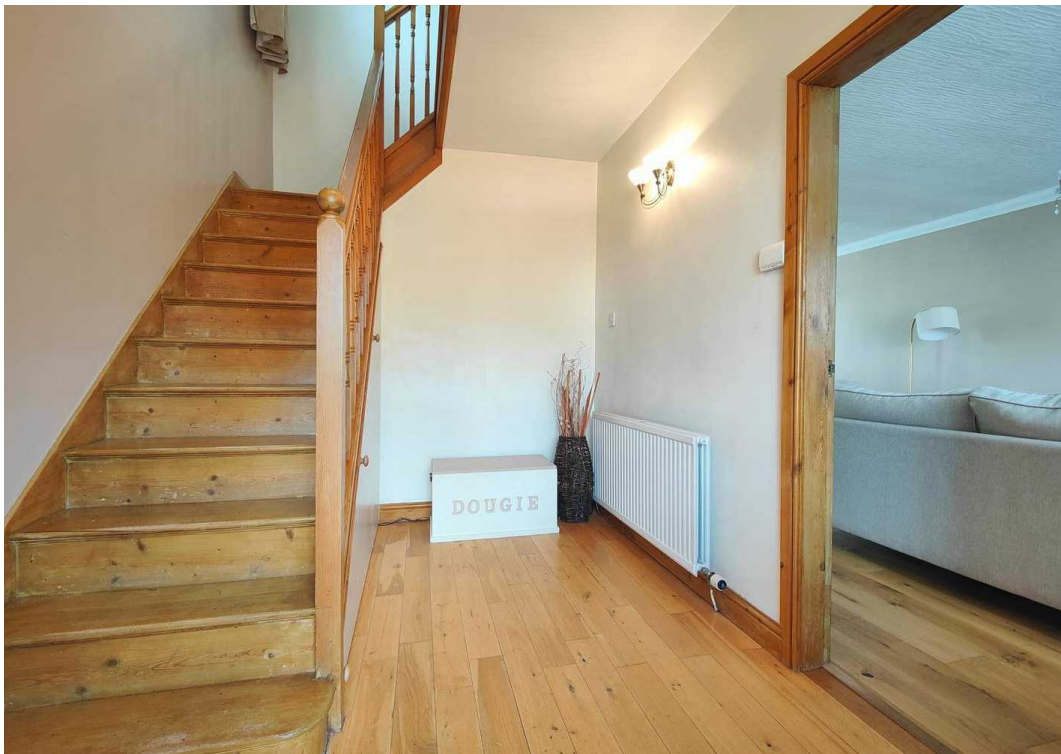
, Glasson dock

Stunning 3-bed detached house in tranquil village cul-de-sac. Modern interior, double driveway, and gated parking. Expansive rear garden with marina views, raised decking, garage & storage garage. Perfect blend of comfort and serenity.

Council Tax band: E

Tenure: Freehold

- Detached House
- 3 Bedrooms
- Double Driveway
- Gated Parking
- Generous Garden
- Modernised Throughout
- Stunning Views
- Utility, Garage & Storage Garage
- Cul de Sac Location
- Village Location





Welcome Home

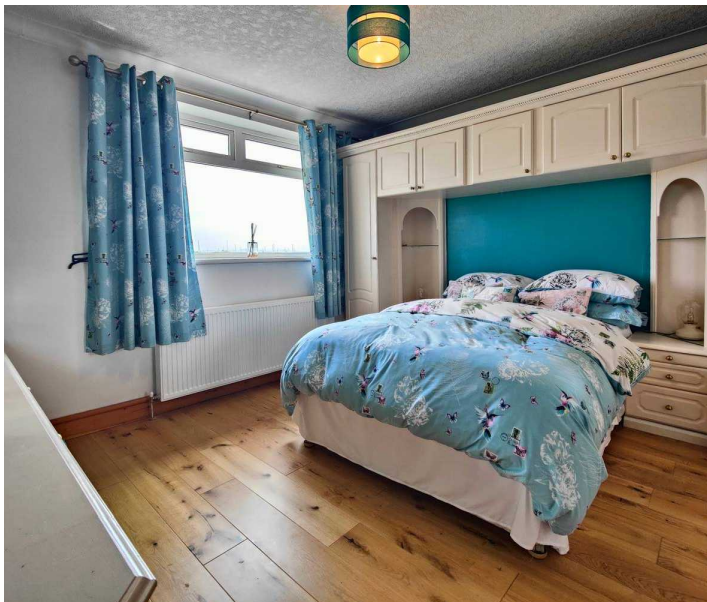
A unique opportunity to acquire what could be the perfect family house in the perfect place. Built in 1959 on a double plot this generous detached home enjoys double driveways, two garages and at the back a large garden sweeps down to Glasson Basin meaning you have unobstructed views over the basin, marina and to the hills and the rising sun behind. Inside you will find an immaculately kept and beautifully modernised family home which has remained in the same family since it was built. Opportunities like this are rare. Welcome to Runnymede.

Living Accommodation

The modern, composite front door has four double glazed panels and arched top and side lights. It opens to a vestibule with mosaic tiled floor. From here double doors with glazed panels open to a light, bright welcoming hallway. The real wood floor, installed just a few years ago, extends through the living accommodation. Stairs lead up to the first floor and there are under stair storage cupboards. The open plan lounge diner has a bay window to the front lounge area and double glazed French Doors to the rear dining area. This creates a light living space. The cast iron stove sits on a flagged hearth and has an exposed stone lintel and supports creating a traditional focal point. A further door connects the dining space to the kitchen.

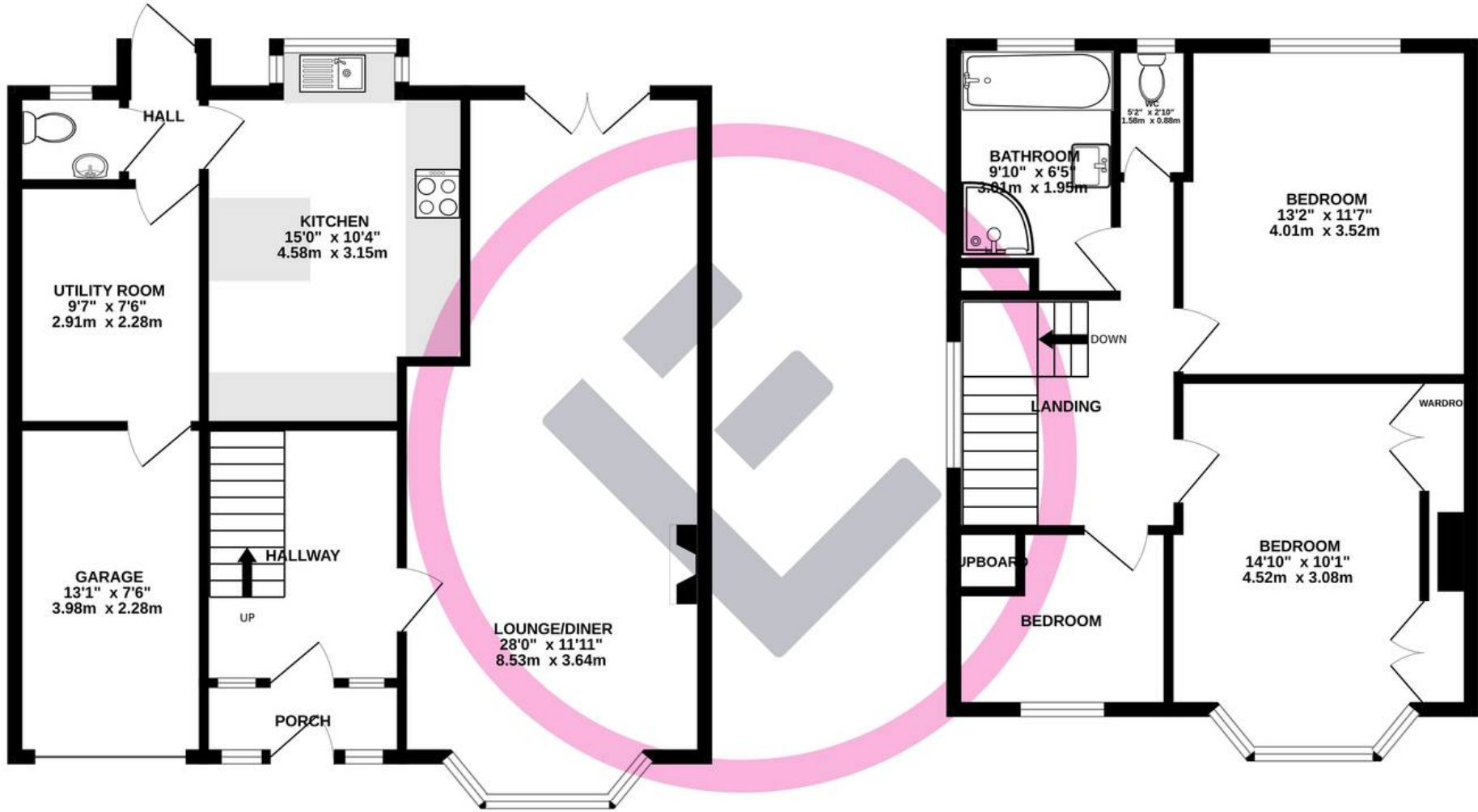
The Kitchen

The kitchen has solid wooden cabinets which complement the real wood flooring adding a sense of warmth. Low profile, light coloured, granite counter tops to the kitchen and breakfast bar create a high spec finish and the views out over the basin and marina are simply breath taking. There are integrated appliances and space for large American style fridge freezer. The utility area is accessed via the side kitchen door and you will also find a rear hall and access to the ground floor WC here.



GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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.
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