










'Chatts Wood House' 5 Chatts Wood Fold  
 Oakenshaw, BD12 7HG

**Offers Over £400,000**

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|--|---|
|  IMPRESSIVE DETACHED FAMILY HOME      |  GROUND FLOOR SHOWER ROOM          |
|  SPACIOUS AND VERSATILE ACCOMMODATION |  FIVE BEDROOMS                     |
|  WRAP AROUND PLOT                     |  EN-SUITE SHOWER ROOM              |
|  ENTRANCE HALL, LOUNGE                |  FAMILY BATHROOM                   |
|  DINING KITCHEN, UTILITY ROOM         |  DRIVEWAY, DOUBLE GARAGE & GARDENS |



# Full Description

## DESCRIPTION

Offered for sale is this superb FIVE bedroomed detached family home which occupies a generous plot in this quiet, sought after location. This wonderful property has been reconfigured by the present owners to offer spacious and versatile accommodation and has been finished to a very high standard with quality fixtures and fittings throughout really giving it the WOW factor. The double garage could also be converted to offer additional living accommodation subject to the necessary consents. The property is situated in a semi rural location close to Woodland Country Park which offers lovely scenic walks and is also within close proximity to an excellent local primary school, Gastro pub, Low Main train station and within a short drive of junction 26 of the M62 motorway network making it ideal for commuters. The generous accommodation briefly comprises: Entrance hall, lounge, impressive dining kitchen, utility room, ground floor shower room, five DOUBLE bedrooms (master with an en-suite shower room and walk-in wardrobe) and a luxury family bathroom. Externally there is a double width driveway which provides private parking and leads to an integral double garage. There are gardens to three sides offering an excellent space for entertaining and alfresco dining.

## ENTRANCE HALL

An external door leads into the spacious entrance hall which has a staircase leading to the first floor landing and doors lead to the lounge, two double bedrooms and the dining kitchen.

## LOUNGE

13' 11" x 13' 0" (4.24m x 3.96m)

There are windows to two elevations in this room giving an abundance of natural light. Sliding patio doors lead to the rear garden.

## DINING KITCHEN

15' 1" x 10' 4" (4.6m x 3.15m)

This impressive kitchen is fitted with an excellent range of wall and base units with complementary work surfaces and an inset 1 1/2 bowl ceramic sink. A feature island unit incorporates a five ring gas hob with a chimney style extractor over, breakfast bar and additional storage cupboards and shelving. There is a drinks station with shelves and drawers, space for a fridge/freezer and a wine cooler. The kitchen comes fitted with a range of integrated appliances which include an electric double oven, microwave and dishwasher. There is a dining area which measures 10' 4" x 7' 9". Inset spotlights to the ceiling, vinyl flooring, plinth spotlights, useful walk-in storage pantry with shelving and French doors lead out to the rear garden.

## GROUND FLOOR SHOWER ROOM

Fitted with a three piece white suite which comprises of a shower cubicle, wash basin and W.C. Vinyl flooring, inset spotlights to the ceiling, part tiled walls and an extractor fan.

## UTILITY ROOM

10' 5" x 7' 7" (3.18m x 2.31m)

Featuring a range of fitted cupboards providing plentiful storage, work surface space with an inset stainless steel sink, plumbing for a washing machine and space for a tumble dryer. A door leads into the integral double garage and a further door leads out to the rear garden.

## BEDROOM FOUR

13' 1" x 10' 11" (3.99m x 3.33m)

Double room. This room could easily be utilised as a further reception room/study or snug.

## BEDROOM FIVE

10' 10" x 9' 0" (3.3m x 2.74m)

Double room. This room could easily be utilised as a further reception room/study or snug.

## FIRST FLOOR LANDING

This delightful space is currently used as a sitting area and has a velux window and loft access point.



#### BEDROOM ONE

13' 3" x 11' 5" (4.04m x 3.48m)

Double room with a feature arched window and a velux window, views over farmland and a useful walk-in wardrobe with light, hanging space and shelving.



#### EN-SUITE SHOWER ROOM

8' 0" x 5' 7" (2.44m x 1.7m)

Fitted with a three piece suite which comprises of a shower cubicle, W.C. and a wash basin inset into a vanity unit. Useful storage cupboards, vinyl flooring and a velux window.

#### BEDROOM TWO

12' 11" x 10' 5" (3.94m x 3.18m)

Double room with built-in storage cupboards.



#### BEDROOM THREE

12' 0" x 11' 5" (3.66m x 3.48m)

Double room with a velux window, views over farmland and storage cupboards.

#### LUXURY FAMILY BATHROOM

9' 8" x 6' 2" (2.95m x 1.88m)

Fitted with a three piece luxury suite which comprises of an 'Ashton & Bentley' slipper bath with a floor mounted tap and shower attachment, W.C. and a glass wash basin mounted on a vanity table. Vinyl flooring, extractor fan and a chrome heated towel radiator.

#### EXTERIOR

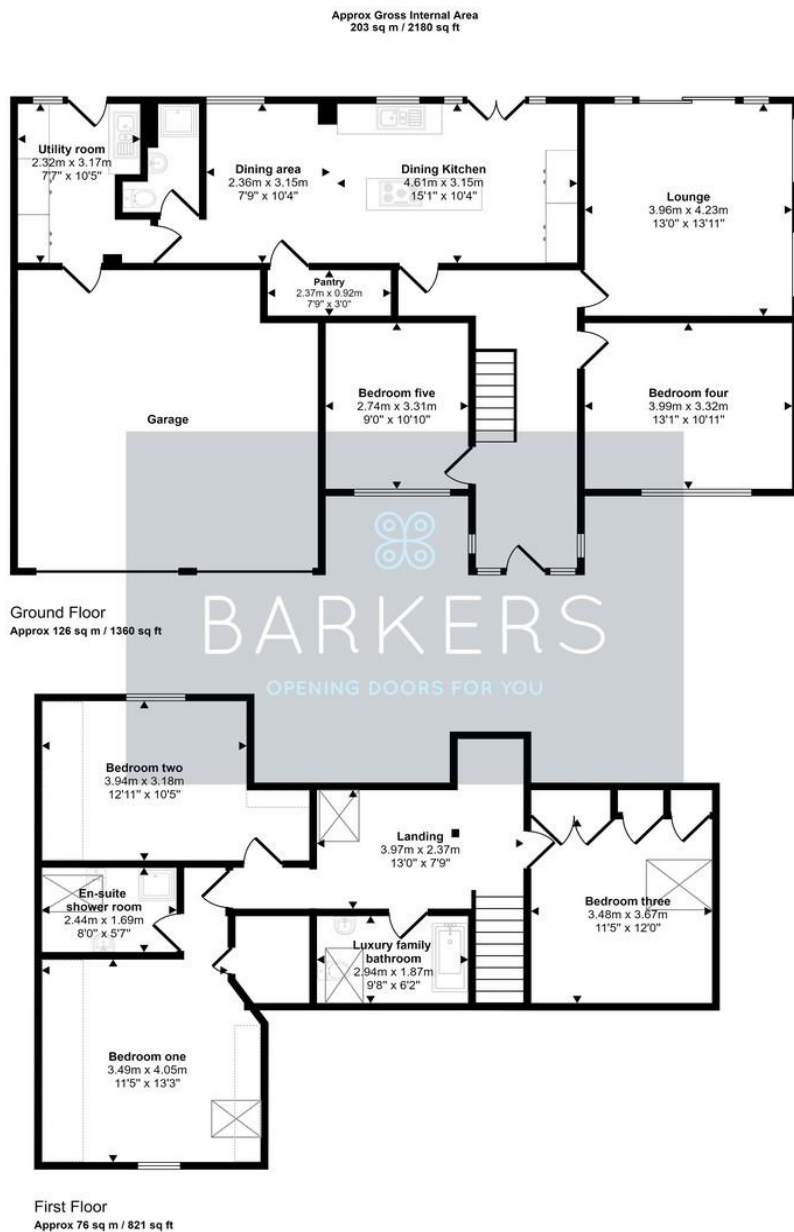
A driveway provides private parking and leads to an integral double garage. The garage could be converted to offer additional living accommodation subject to the necessary consents. To the front of the property there is a lawned garden with a stone wall and a useful bin store. The rear garden is lawned with a paved patio area, feature pergola which offers a lovely setting for al fresco dining and there is a pebbled area to the side with a wild garden.



#### ADDITIONAL INFORMATION

Council tax band - F

Tenure - Freehold



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

