





# Full Description

Occupying a secure gated plot, this beautifully presented extended end terraced home offers a high degree of privacy, along with a well-maintained garden and private parking. The spacious interior is ideal for families or professionals alike and is finished to a modern standard throughout. Ideally situated within walking distance to the shops, amenities and bus routes in Gedkeaton town centre as well as being just minutes from junction 26 of the M62 motorway networking making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, modern kitchen, sitting/dining room, three bedrooms and house bathroom. Externally the driveway is accessed via electrically operated gates which lead to a driveway providing private parking and a well maintained garden.

This superb home must be viewed to fully appreciate the space, quality, and convenience it offers.

## ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and a door leads into the lounge.

## LOUNGE

15' 5" x 12' 1" (4.7m x 3.68m)

The focal point of this room is a stunning floor-to-ceiling brick-built fireplace, complete with integrated lighting and an electric stove-effect fire featuring a realistic water vapor flame. Doors lead through to the versatile sitting/dining room and the stylish modern breakfast kitchen.

## SITTING/DINING ROOM

15' 2" x 8' 8" (4.62m x 2.64m)

This versatile second reception room has laminate flooring, inset spotlights to the ceiling and French doors lead out to the rear garden.

## BREAKFAST KITCHEN

15' 6" x 10' 11" (4.72m x 3.33m)

Fitted with a superb range of modern wall and base units with complementary solid oak butchers block work surfaces and an inset 1 1/2 bowl ceramic sink with an instant hot water tap. Electric oven and an induction hob with an extractor over, built-in wine cooler and plumbing for a washing machine. Tiled flooring, inset spotlights to the ceiling and access to a useful under-stairs storage cupboard.

The integrated fridge/freezer and washing/dryer can be purchased by separate negotiation.

## FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom. Loft access point.

## BEDROOM ONE

12' 3" x 8' 2" (3.73m x 2.49m)

Double room with inset spotlights to the ceiling.

## BEDROOM TWO

12' 5" x 8' 1" (3.78m x 2.46m)

Double room with inset spotlights to the ceiling.

## BEDROOM THREE

8' 7" x 6' 8" (2.62m x 2.03m)

Good sized single room with inset spotlights to the ceiling.



## HOUSE BATHROOM

8' 7" x 7' 2" (2.62m x 2.18m)

Fitted with a three piece white suite which comprises of a shower bath with glass screen and a rainwater shower head, W.C. and a wash basin mounted on a vanity unit. Chrome heated towel radiator, tiled walls and flooring.

## EXTERIOR

The property is accessed via electrically operated gates to the rear, leading to a private driveway providing off-street parking. Additional on-street parking is available at the front of the property. The rear garden is mainly laid to lawn, with decorative pebble borders, a stone-paved patio area, and a garden shed-ideal for outdoor storage. The garden also benefits from outdoor electrical points and an external water tap for added convenience.

## DIRECTIONS

From our Birkenshaw office turn right on Whitehall Road and at the roundabout proceed straight across. At the next roundabout proceed straight across again and upon reaching the traffic lights turn left into Hunsworth Lane. At the next set of traffic lights turn left and follow the road for approximately 1 mile until you reach the main cross roads. Turn right into Westgate. After a short while turn left into Clare Road and the property can be found on the right hand side.

## ADDITIONAL INFORMATION

Tenure- Freehold  
Council tax band - A

