

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Ovenden Wood Road,**

**£525,000**







Nestled in the sought-after area of Fountain head village, this impressive detached house offers a perfect blend of comfort and style. With five spacious bedrooms, including a master suite with an ensuite bathroom, this property is ideal for families seeking ample living space.

The house boasts two well-appointed reception rooms, providing versatile areas for relaxation and entertainment. The dining kitchen is a delightful space, perfect for family meals, while the separate dining room offers an elegant setting for more formal occasions. The living accommodation is thoughtfully spread over three floors, ensuring privacy and convenience for all family members.

One of the standout features of this property is the stunning views to the front, which can be enjoyed from various rooms. The utility room and ground floor WC adds practicality to daily living, making chores more manageable.

Outside, the rear garden is a true oasis, featuring a lovely decking area and a pergola, perfect for alfresco dining or simply enjoying the fresh air. Additionally, the property includes two garages, one of which has been converted into a functional office space, ideal for those who work from home or require extra storage.

This home is designed to accommodate the needs of a busy household. This property is not just a house; it is a wonderful family home that offers both comfort and elegance in a desirable location. Don't miss the opportunity to make it your own.

- FIVE BEDROOMS
- DETACHED HOME
- WONDERFUL VIEWS
- SOUGHT AFTER LOCATION
- THREE BATHROOMS
- GARAGE & A HOME OFFICE
- OFF ROAD PARKING
- UTILITY ROOM & GROUND FLOOR WC
- EPC RATING -
- COUNCIL TAX BAND -

## Accommodation

### Entrance hall

#### Lounge

11'9" x 21'5" (3.6 x 6.55)

#### Dining kitchen

16'5" x 13'2" (5.02 x 4.02)

#### Dining room

10'0" x 9'4" (3.05 x 2.87)

### Ground floor WC

#### Utility room

6'2" x 5'4" (1.9 x 1.65)

### First floor

#### Bedroom one

12'0" x 12'10" (3.67 x 3.92)

#### Walk in wardrobe

6'7" x 8'6" (2.02 x 2.6)

### En suite

3'9" x 8'2" (1.15 x 2.5)

### Bedroom three

10'2" x 10'4" (3.1 x 3.17)

### Bedroom four

10'2" x 8'10" (3.1 x 2.7)

### Bathroom

7'6" x 6'6" (2.3 x 2)

### Second floor

#### Bedroom two

11'9" x 14'3" (3.6 x 4.35)

#### Bedroom five

12'0" x 8'6" (3.67 x 2.6)

#### Bathroom

8'7" x 5'5" (2.62 x 1.67)

### External

To the front of the property there is a driveway providing off road parking, to the rear you will find an enclosed garden.

### Garage

8'0" x 17'4" (2.45 x 5.3)

### Home office/garage

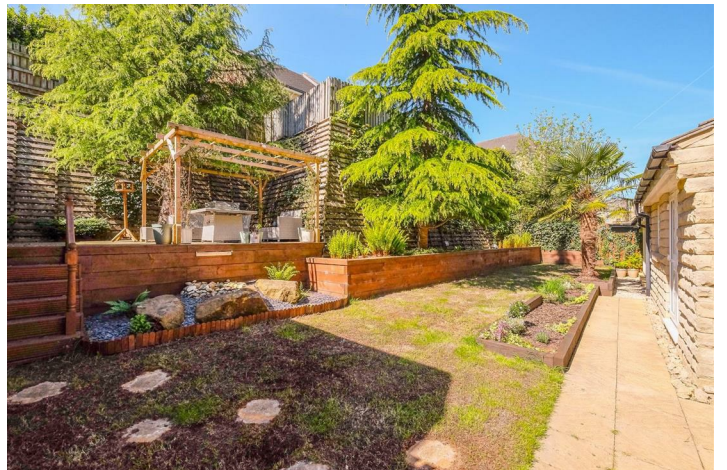
8'0" x 17'4" (2.45 x 5.3)

### Directions

Please use postcode HX2 0TQ for sat nav directions.

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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## Road Map



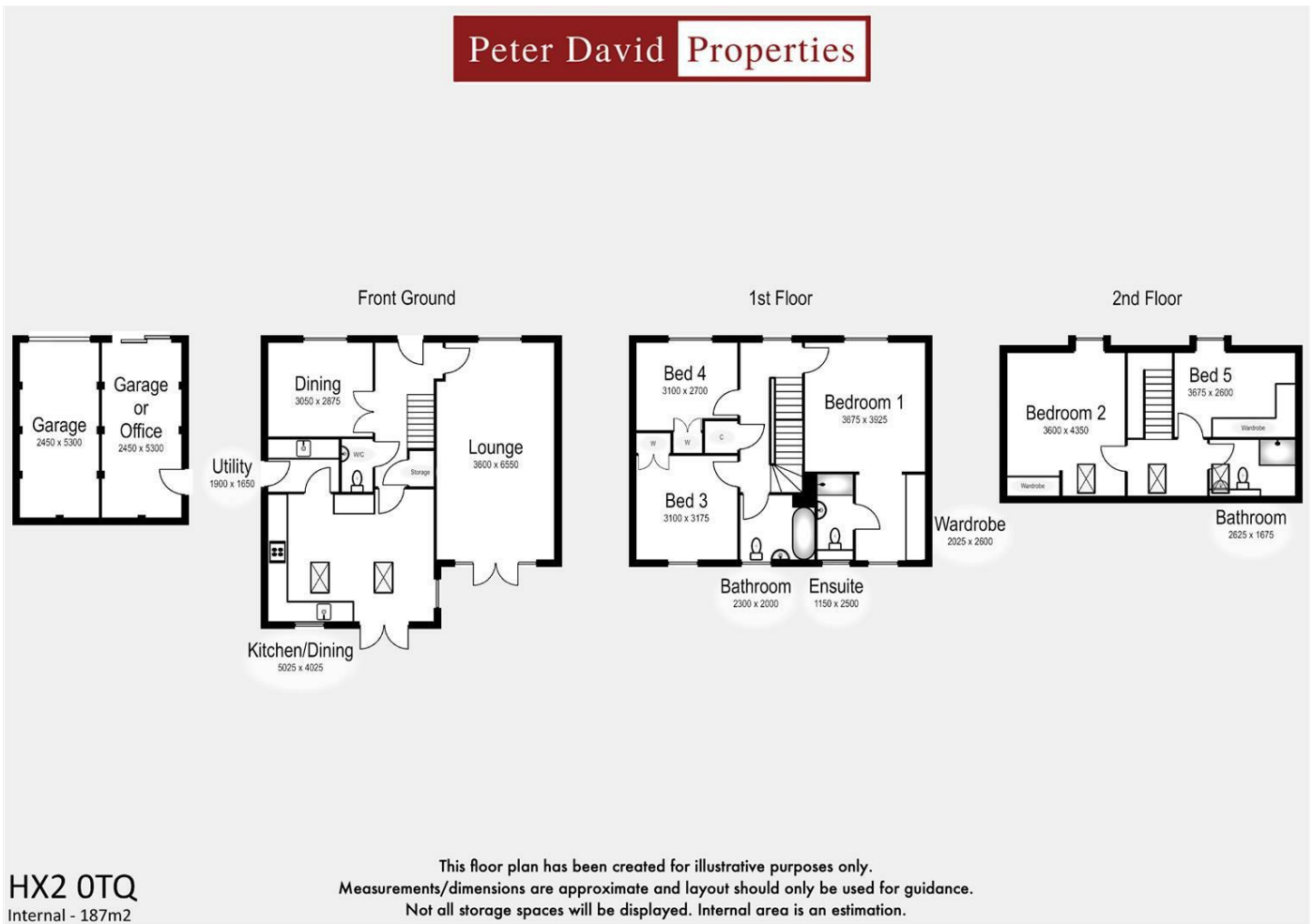
## Hybrid Map



## Terrain Map



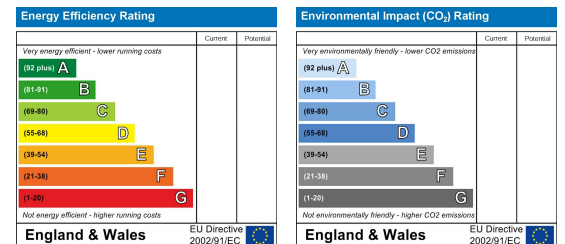
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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