



4 Cliveden Avenue

- EXECUTIVE DETACHED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS

£365,000

EPC Rating '57'





Property Description

**** EXECUTIVE FOUR BEDROOM DETACHED ** TWO RECEPTION ROOMS ** OFFICE & UTILITY ROOM ** GOOD-SIZED PLOT ** DOUBLE GARAGE ** FOUR CAR DRIVE **** This ideal family home on the popular Oakhall Park development in Thornton is deceptively spacious and offers four bedrooms, two bathrooms and distant rural views. Well presented throughout and located in a corner position with a good degree of privacy. Thornton village is just a few minutes drive away, along with local schools, transport links and open countryside. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Office, WC and to the first floor - four Bedrooms, master with Ensuite and a family Bathroom. Double Garage, Driveway & Gardens.

ENTRANCE HALL

Stairs lead off to the first floor and there are doors off to the Lounge, Kitchen, WC and Office. Central heating radiator.





LOUNGE

19' 3" x 10' 0" (5.87m x 3.05m) Bay window to the front elevation and a modern fireplace with an inset living flame gas fire. Two central heating radiators and double doors leading to the dining room.

DINING ROOM

13' 3" x 8' 5" (4.04m x 2.57m) Patio doors leading out to the rear garden. Double doors to the lounge and a central heating radiator.

KITCHEN/DINER

14' 1" x 8' 7" (4.29m x 2.62m) 'U' shape fitted kitchen in Navy Blue with a range of base and wall units, laminated working surfaces and splashback wall tiling. Electric double oven, gas hob and extractor, along with plumbing for a dishwasher and a one and a half bowl sink and drainer with mixer tap. Window to the rear and patio doors leading to the garden.



UTILITY ROOM

8' 5" x 5' 0" (2.57m x 1.52m) Fitted unit, work top space with a stainless steel sink and plumbing for a washing machine. Space for a tumble dryer and a useful under-stairs store cupboard. Door to the side elevation.

WC

Low flush WC and a wall mounted washbasin. Window to the side elevation.

OFFICE

7' 4" x 6' 8" (2.24m x 2.03m) Bay window to the front elevation and a central heating radiator.

FIRST FLOOR

A spacious landing area with open spindle balustrade, window to the side elevation and access to the loft space. Central heating radiator.

BEDROOM ONE

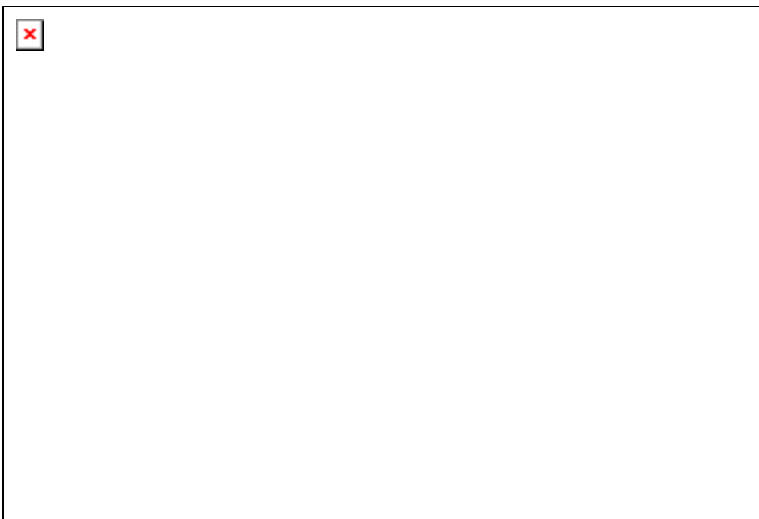
14' 4" x 10' 10" (4.37m x 3.3m) Fitted with a range of wardrobes, drawers and open shelving. Window to the rear elevation, central heating radiator and a door to the ensuite.

ENSUITE

Rainfall shower with glass door, washbasin set in a modern vanity unit and WC. Window to the side elevation and a central heating radiator.

BEDROOM TWO

11' 3" x 10' 9" (3.43m x 3.28m) Fitted wardrobes, cupboards and drawers. Window to the front elevation and a central heating radiator.





BEDROOM THREE

12' 1" x 8' 1" (3.68m x 2.46m) Window to the rear elevation and a central heating radiator.

BEDROOM FOUR

12' 0" x 7' 0" (3.66m x 2.13m) Two windows to the front elevation and a central heating radiator.

BATHROOM

Comprising of a panelled bath with mains powered shower over, pedestal washbasin and WC. Heated towel rail and a window to the side elevation.

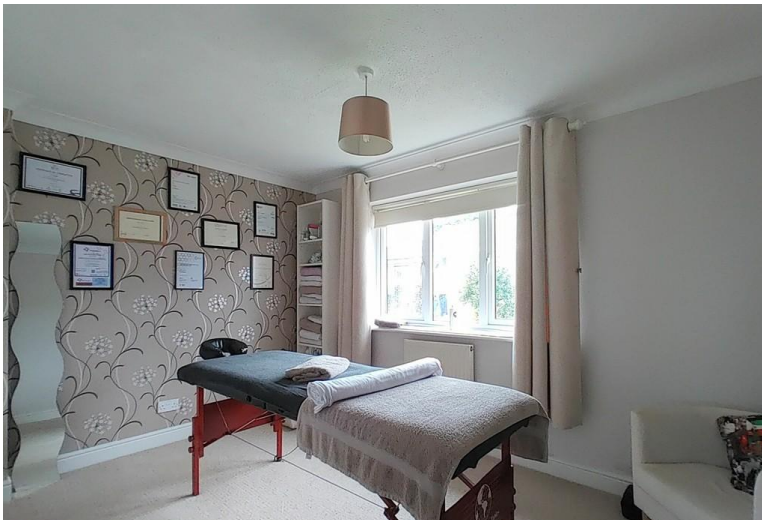


EXTERNAL

To the front of the property is a private driveway with parking for four cars, lawned areas and a bin store area to the rear of the garage. The rear garden is fully enclosed and wraps around the side of the house. Comprising of a paved patio seating area, flower beds, large lawn area and a stone wall & fence boundary.

DOUBLE GARAGE

A large double garage with remote electric doors, power sockets and lighting.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

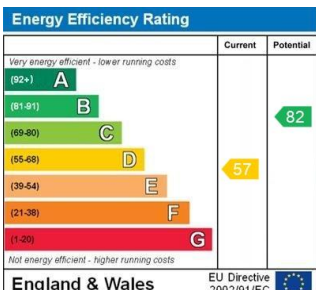


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.



MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE.**

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