



LABURNUM GROVE

SUNNISIDE



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LOCATION  
SUNNISIDE

AREA  
approx 1334 sq ft / 124 sq m

A stunning semi-detached family home, featuring four bedrooms, three double and one single. With dual-aspect reception room, spacious kitchen, separate utility, family bathroom and a home office with mezzanine floor. Designed with contemporary touches and completed to an exceptional standard. An integral garage adds convenience and there is a good-sized block paved driveway providing off street parking, large private rear garden along with heated summer house.

High specification throughout | Home office with mezzanine floor | Heated summer house

Patio doors opening out onto large patio area | Brand new modern bathroom

Garage & paved driveway for off street parking | Gas central heating & double glazing

Extensive landscaped south facing large rear garden | Freehold















## GROUND FLOOR

An entrance hall invites you into this beautifully decorated home allowing access into the front facing living room, stairs to the first floor and rear kitchen. The modern living room features a gas fire and seamless transition into a dining area, creating a cosy space for relaxation and entertaining. Rear patio doors flood the home with natural light. The well-appointed kitchen boasts a blend of modern high gloss units and integrated appliances, while the utility area provides a breakfast bar additional storage and practicality. With easy access to the rear garden this opens up to a large, paved patio area then onto the lawn. The heated summer house gives additional entertaining space for use all year round. This house offers side access via the driveway to the rear garden. The integrated garage includes fitted kitchen units and additional sink and overhead storage facilities.

Living Room - 3.32m x 3.78m (10'11" x 12'5")

Dining Room - 2.75m x 2.82m (9'0" x 9'3")

Kitchen - 2.61m x 2.88m (8'7" x 9'5")

Utility Room - 2.40m x 2.61m (7'10" x 8'7")

Summerhouse - 2.23m x 3.45m (7'3" x 10'10")















## FIRST FLOOR

You are greeted by a spacious landing that leads to Four well-proportioned bedrooms, each offering ample room for freestanding furniture. The new family bathroom includes high-quality amenities. The open plan home office space includes fitted desk area and vaulted ceiling with Velux windows making this an expectational workspace. A fixed ladder leads to a mezzanine floor.

Bedroom One - 3.59m x 3.16m (11'9" x 10'4")

Bedroom Two - 3.03m x 3.14m (10'0" x 10'4")

Bedroom Three - 3.85m x 2.25m (12'6" x 7'4")

Bedroom Four - 2.26m x 2.56m (7'5" x 8'5")

Bathroom - 1.72m x 2.6m (5'8" x 8'6")

Office - 2.65m x 2.25m (8'7" x 7'4")

Mezzanine floor - 2.65m x 2.25m (8'7" x 7'4")













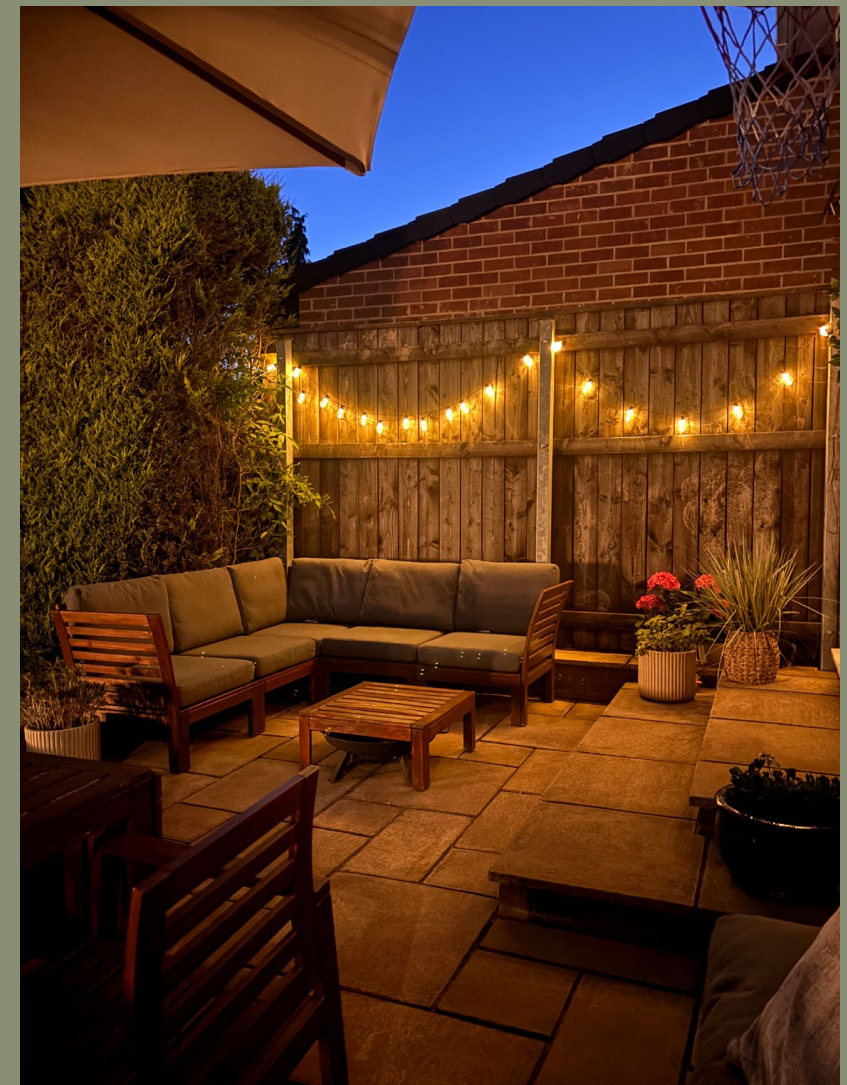






## EXTERNALLY

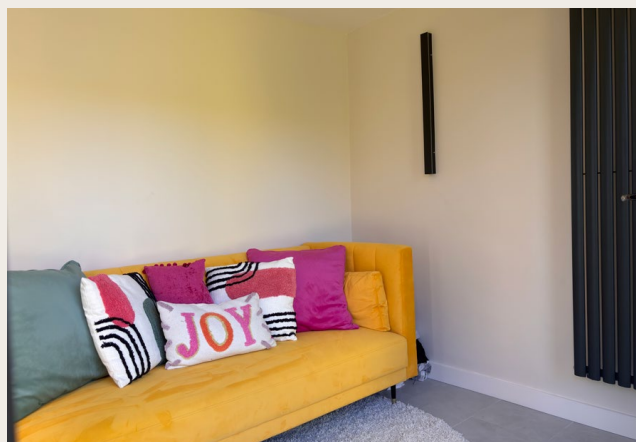
Outside, this property boasts an extensive paved driveway with electric point that leads to an enclosed garden area. The real gem of the outdoor space is the stunning rear garden, large paved patio area ideal for entertaining or basking in the sun's rays with its south-facing orientation. Thoughtfully landscaped, it features cosy seating for lounging, a lush lawn area, this garden offers a little something for everyone. An outdoor tap provides easy access for watering plants and vegetation. At one end, a summer house awaits, complete with double glazed windows and doors, electric heating and lighting, providing a versatile space for hobbies, relaxation, or simply enjoying the beauty of the outdoors.





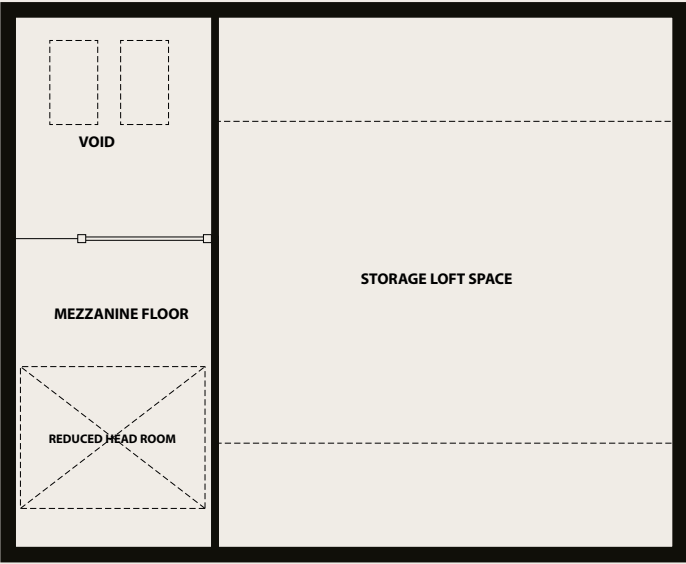




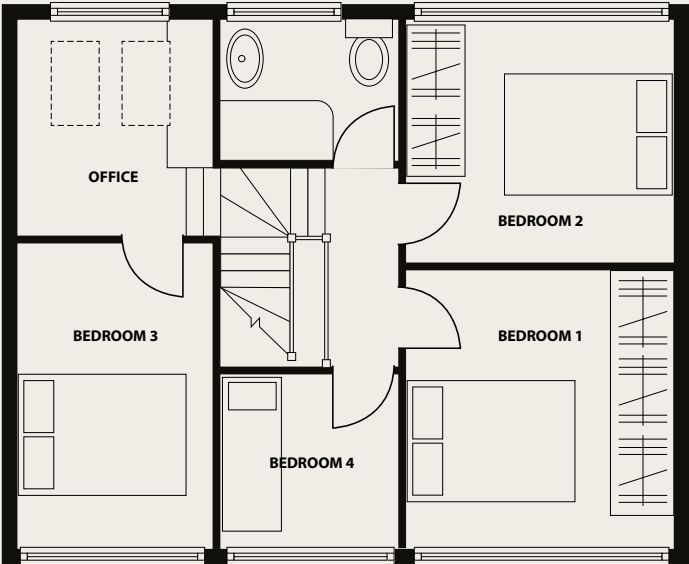




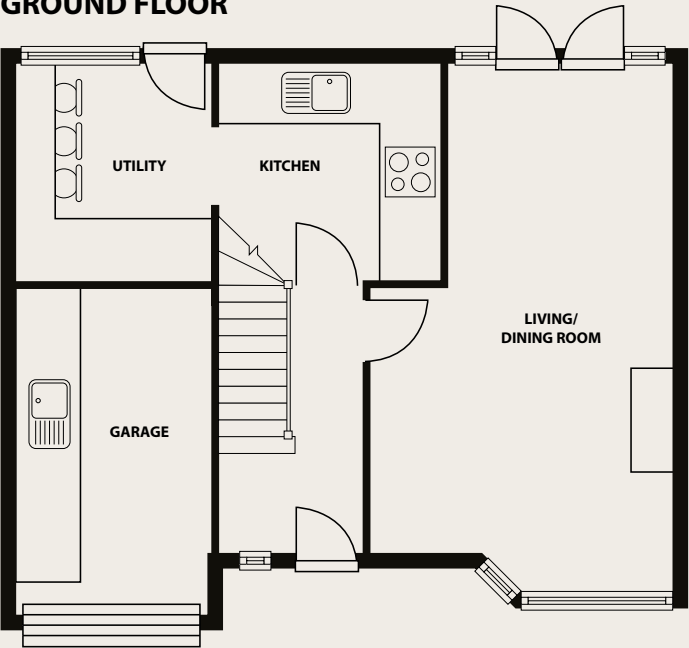
SECOND FLOOR



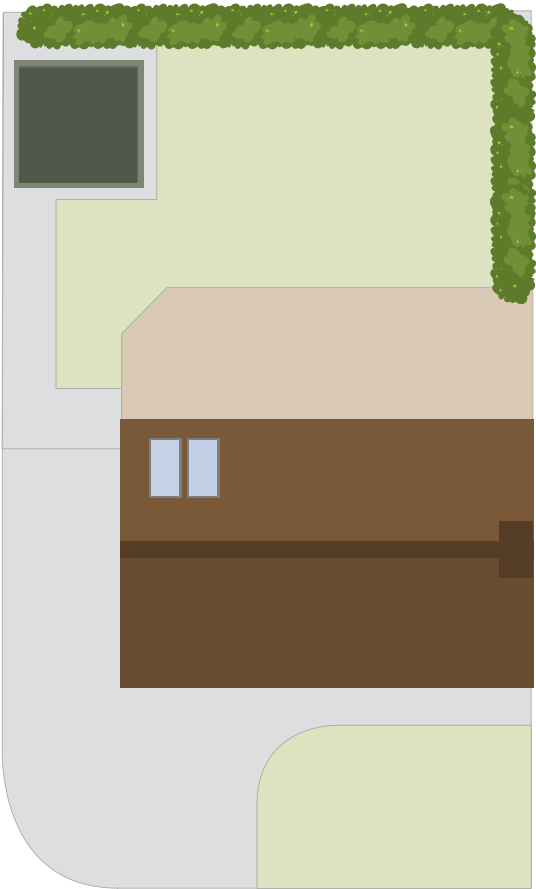
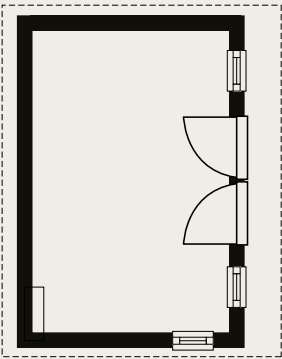
FIRST FLOOR



GROUND FLOOR



SUMMERHOUSE



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