

17 Kestrel Avenue,
Wilthorpe S75 1DG

OFFERS AROUND
£320,000



THIS FABULOUS FOUR BEDROOM DETACHED HOME IS JUST READY TO MOVE INTO, HAVING BEEN BUILT ONLY TWO YEARS AGO AND BEING POSITIONED IN AN ENVIOUS SPOT ON THE EDGE OF THE DEVELOPMENT. IT BOASTS A SUPER LANDSCAPED REAR GARDEN, A GARAGE AND DRIVEWAY PARKING.
FREEHOLD / COUNCIL TAX BAND: E / ENERGY RATING: B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'8" x 13'1" max

You enter the property through a part glazed composite door into an inviting entrance hallway which stretches round to a carpeted staircase which ascends to the first floor. Doors lead to the snug/dining room, lounge and dining kitchen.

LOUNGE 10'9" x 13'2" max

Located to the front of the property with a window looking out to the street and the open green space beyond, this tastefully decorated lounge has a tranquil feel to it, just perfect for relaxing in the evenings. There is ample space for lounge furniture. Cream carpet underfoot and a contemporary central light fitting completes the look. A door leads to the hallway.



SNUG / DINING ROOM 9'10" x 10'9" max

Again positioned to the front of the property and offering views over to the open green space, this cosy versatile room is used as a snug by the current owners but it could be a formal dining room, play room or even a downstairs bedroom if required. Cream carpet adorns the floor and a central contemporary light fitting completes the room. A door leads to the hallway.



DINING KITCHEN 20'4" x 9'5"

Light and airy, courtesy of a set of opening French doors and a window which both look out into the garden, this modern spacious dining kitchen is fitted with grey matt base and wall units, light grey square edge mottled laminate worktops and upstands and a stainless steel sink and drainer with mixer tap. Cooking facilities comprise of a gas hob with a stainless steel chimney hood extractor fan over and a double electric oven. There is an integrated tall fridge freezer. A breakfast bar offers an informal dining solution and this is further complemented by an upholstered L-shaped dining set to one corner which is just perfect for entertaining. Pale grey ceramic tiles adorn the floor and there are spotlights to the ceiling completing the scheme. Doors lead through to the hallway and the utility room.



UTILITY ROOM 6'1" x 5'1" max

This practical space is located just off the kitchen and combines extra cupboard space with room for a washing machine and a tumble dryer. The property's boiler is also located in here. Pale grey ceramic floor tiles adorn the floor. A part glazed internal door leads to the back garden and internal doors lead to the kitchen and downstairs W.C.

DOWNSTAIRS W.C. 3'0" x 5'1" max

This contemporary downstairs W.C. is fitted with a white cloakroom suite made up of a low level W.C. and a pedestal hand wash basin with mixer tap and a grey tiled splashback. A flush light fitting to the ceiling and practical grey ceramic tiles to the floor complete the look. An obscure window allows natural light to flood in and a door leads to the utility room.

FIRST FLOOR LANDING 6'3" x 8'2" max

A carpeted staircase ascends from the entrance hallway to the first floor landing, passing a window on the stairs which allows a good amount of natural light to enter. The landing is very spacious having a hatch for loft access and door leading to the four bedrooms and the house bathroom.

BEDROOM ONE 11'5" x 10'11" max

Located to the rear of the property with a window overlooking the garden, this fabulous tastefully decorated double bedroom benefits from fitted sliding wardrobes to one wall. There is still further space for freestanding items of bedroom furniture. Doors lead to the ensuite shower room and landing.



ENSUITE 6'3" x 6'1" max

This contemporary ensuite shower room is fitted with a white low level W.C. and matching pedestal hand wash basin with mixer tap. A step in fully tiled shower enclosure is fitted with a thermostatic mixer shower. The room is partially tiled with attractive grey striped ceramic tiles and there are large pale grey ceramic tiles underfoot. A bathroom cabinet to one wall provides some storage. A chrome heated towel rail completes the scheme. An obscure window allows light to enter and a door leads to the bedroom.



BEDROOM TWO 11'5" x 10'11" max

This second double bedroom can be found to the front of the property with a window looking out over the green space opposite. It benefits from sliding wardrobe doors to one wall and there is space for further furniture items. A door leads to the landing.



BEDROOM THREE 9'4" x 9'10" max

Located to the front of the property with a window looking out over the green space opposite, this unusually shaped double bedroom is neutrally decorated and has an abundance of space for items of bedroom furniture. A door leads onto the landing.



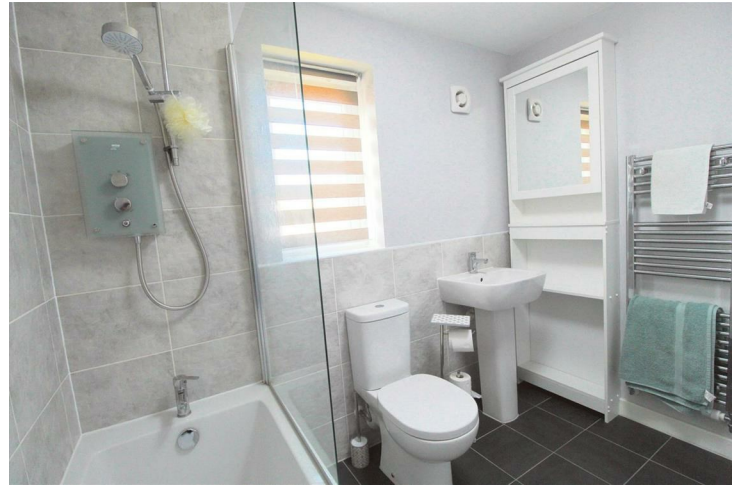
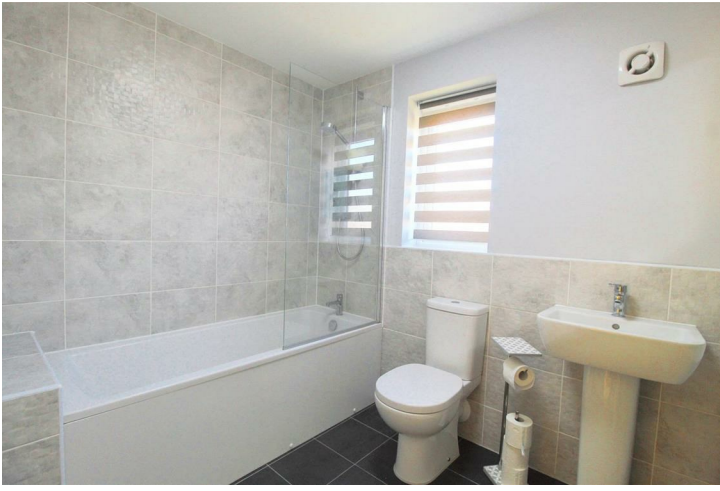
BEDROOM FOUR 7'9" x 8'2" max

This good sized bedroom is located to the front of the property with a window allowing natural light to flood in. The room has neutral décor and ample space for freestanding items of bedroom furniture. A door leads to the landing.



HOUSE BATHROOM 8'2" x 6'3" max

This contemporary bathroom is fitted with a three piece white suite consisting of a low level W.C., pedestal wash basin and a bath with a MIRA electric shower over. The room is partially tiled with pale grey geometric tiles and there are black ceramic tiles underfoot. A flush fitting ceiling light, a white shelving unit and a chrome heated towel rail complete the room. An obscure window allows natural light to enter and a door leads onto the landing.



REAR GARDEN

To the rear of the property is a lovely enclosed landscaped rear garden which has the garage side wall as a backdrop - the garage can also be accessed via a personnel door from the garden. A patio area adjacent to the house created the perfect place for al fresco dining and entertaining. The garden is mainly laid to lawn with a planted rockery bed to one side. A gate gives access out to the road at the side of the property.



FRONT, GARAGE & PARKING

The property is located at the edge of the development with a lovely open aspect to a green space to the front beyond the property's garden which is lawned with planted borders. To the side of the property is a fenced in bin store and a driveway which leads to a single garage which has an up and over door, light and power.



~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

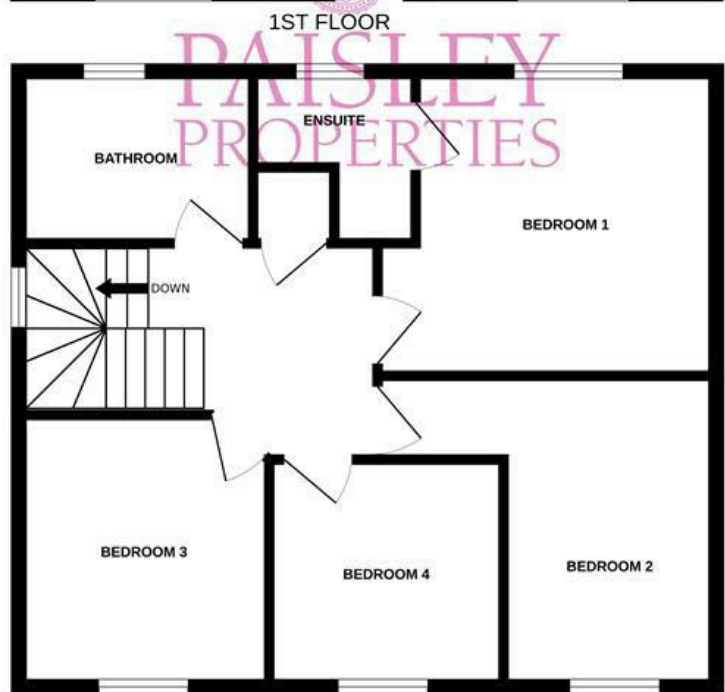
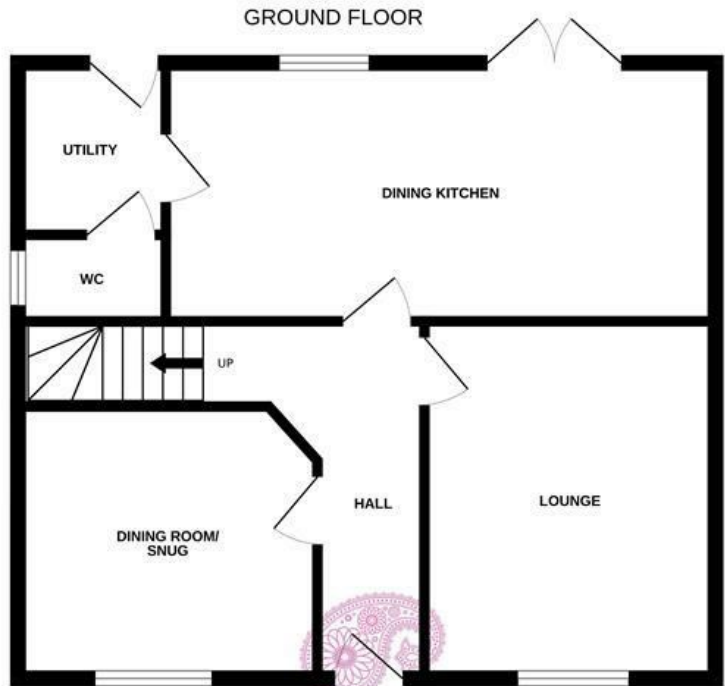
~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

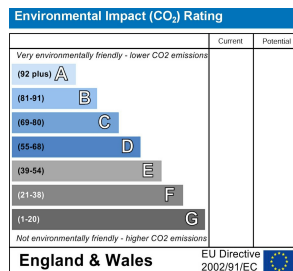
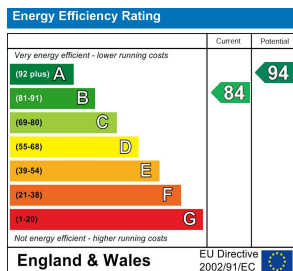
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

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