



GUIDE PRICE £425,000  
CLIFFE ROAD, BIRSTALL, LEICESTER



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Rezide is delighted to offer you the unique opportunity to purchase a property on the highly coveted Cliffe Road in Birstall. This well-presented home features a beautifully landscaped rear garden that enjoys a high degree of privacy and backs onto Birstall Golf Club. Offered with no chain, this property is a fantastic opportunity to create your dream residence in a peaceful location. This home is a rare opportunity and not one to be missed, it comes with potential to extend subject to relevant planning consents.





Approaching this double bay fronted residence from Cliffe Road, you immediately notice its curb appeal, being set back from the road with a driveway and front garden featuring beautifully planted borders and a pathway leading to the front door. Enter through a composite glazed door into the entrance hallway, where you are greeted by timber-effect tiled flooring and fitted storage, with doors accessing all accommodation.

To the left, you'll find a generously sized double bedroom with a bay window to the front aspect. On the right is a similar room, another double bedroom with fitted wardrobes and a bay window to the front. Further down the hallway on the left is the contemporary fitted shower room, complete with a double walk-in shower, low-level flush concealed system, and a wall-mounted wash hand basin.











At the end of the hallway, you will find the open-plan kitchen diner, perfectly designed for modern living. This space includes a range of bespoke fitted storage cupboards with timber work surfaces, an electric oven, and space for a dishwasher and fridge. The dining area offers beautiful views of the rear garden, with French doors leading outside. A further opening leads to a generous lounge, connecting seamlessly with the dining space. This dual-aspect living room features a central fireplace and also enjoys views of the garden.







This home also benefits from a double garage with additional storage, solid timber doors at the front for access, and a composite glazed door providing entry to the rear garden. The beautifully maintained gardens, cultivated by the current owners, include a variety of mature shrubs and trees, multiple lawns, and pathways leading to the rear where you will find a greenhouse, a timber garden shed, and a vegetable patch.

Situated in an enviable position on Cliffe Road in Birstall, this home offers a beautifully quiet setting just a stone's throw from Birstall Golf Club.

















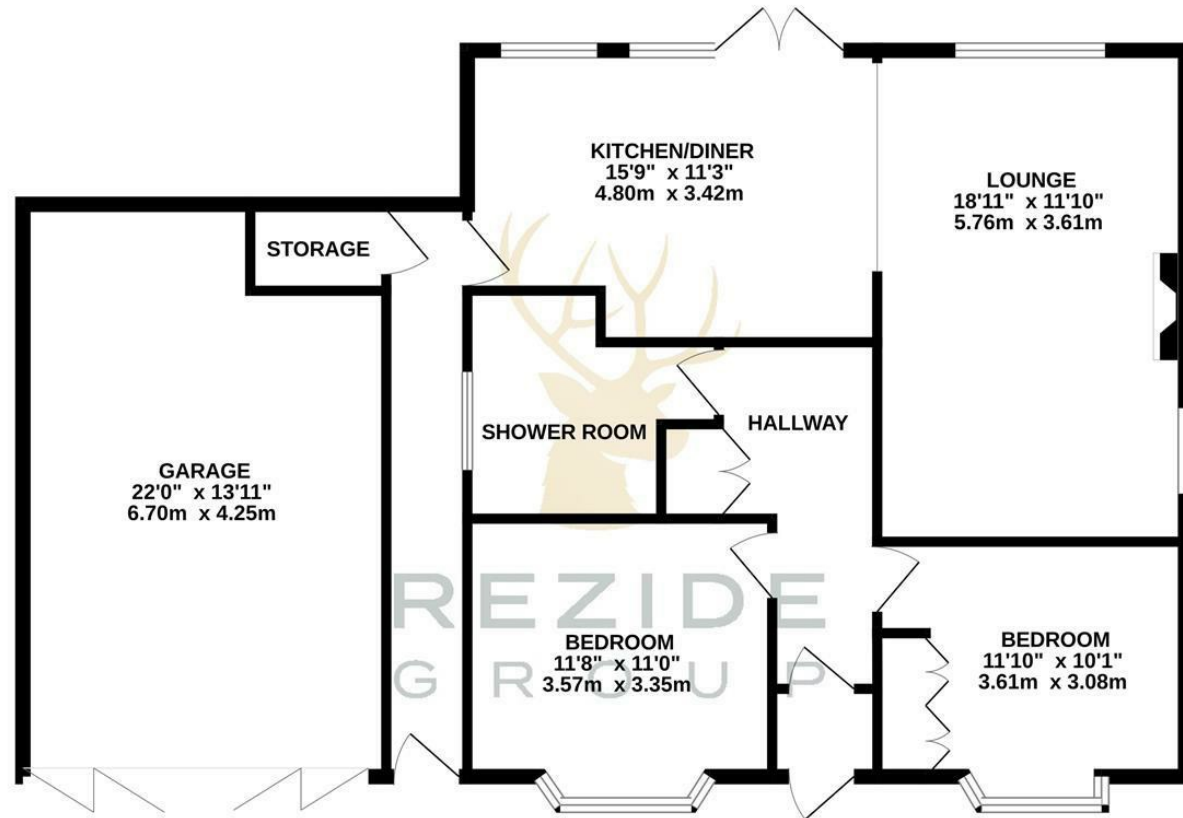
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PLOT PLAN FOR GUIDANCE ONLY



**GROUND FLOOR**  
1152 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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