

## Property Particulars

### Grisedale Road, Farington.



- **Immaculate Detached Family Home - Tenure Freehold**
- **Four Great Size Bedrooms**
- **Quality Duravit Sanitary Ware**
- **Bright Lounge Overlooking Bluebell Woods**
- **Beautiful Setting & Tranquil Location**
- **Family Bathroom, En Suite & Cloaks WC**
- **Very Generous Dining Kitchen With Perfect Formal Dining Space**
- **Remaining NHBC Cover**

**£320,000**

A show home standard property, sitting quietly at the head of the cul de sac, overlooking the popular area of Bluebell Woods. This immaculately presented property offers four bedrooms, a spacious bright lounge overlooking the woodlands to the front, a fabulous size dining kitchen with quality tiled floor and a great selection of integral appliances. Lots of room for formal dining and there is a useful utility room and stylish downstairs cloaks WC.

There is a family bathroom and en suite with quality Duravit sanitary ware. Driveway parking for several vehicles on approach to the attached garage. To the rear is the most amazing garden cleverly landscaped with gorgeous patio areas, sun terrace and lawn garden. Close to local amenities, services, schools and excellent motorway connectivity. Viewing is an absolute must to appreciate this 'turn-key' ready desirable and luxurious home. and strictly by appointment.

**Entrance Hall -**

With composite door to front, stairs to first floor, door to lounge.

**Lounge - 16' 0" x 12' 2" (4.87m x 3.71m)**

A lovely room with uPVC double glazed bay window overlooking the front and Bluebell Woods beyond, radiator and ceiling light.



**Kitchen/Diner - 20' 6" x 9' 9" (6.24m x 2.97m)**

A fabulous spacious dining kitchen with lots of room for formal dining, the kitchen has a range of wall, drawer and base units with contrasting working surfaces, integral dishwasher, gas hob with extractor hood above, electric double oven, fridge freezer, sink unit and drainer, spot lights, lovely tiled flooring, uPVC double glazed window to the rear and uPVC double glazed French doors to garden, door to utility room.



**Utility room -**

With working surfaces, plumbed for washer and space for dryer, cupboard housing central heating boiler, tiled flooring and composite door to side.



**Cloakroom W.C. -**

With a two piece suite comprising Duravit Durastyle low suite W.C. and wash hand basin, tiled flooring and radiator.

**First Floor Landing -**

With a useful shelved store cupboard, loft access with pull down ladder and light and doors off.

**Bedroom One - 12' 7" x 12' 2" (3.83m x 3.71m)**

A lovely master bedroom with uPVC double glazed window to the front, two built in double wardrobes, great recess area for dressing table, door to ensuite.

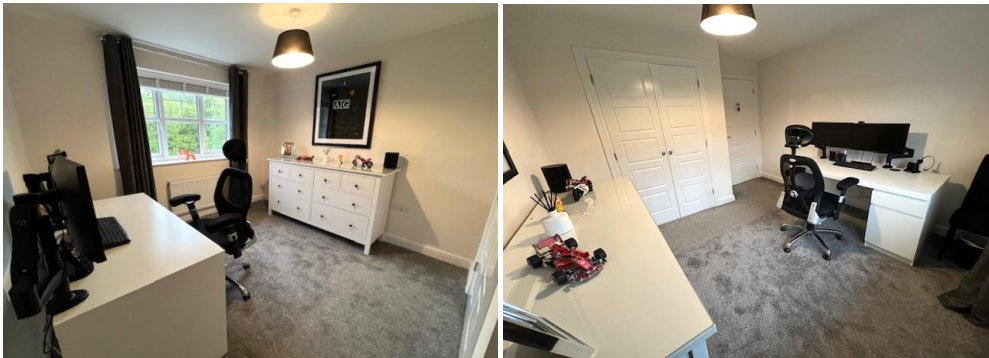


**En-suite -**

With entry sensor lighting, three piece quality Duravit suite comprising Durastyle low suite W.C. wash hand basin and glazed shower compartment fitted with mains shower, opaque uPVC double glazed window, heated towel rail and tiled flooring.

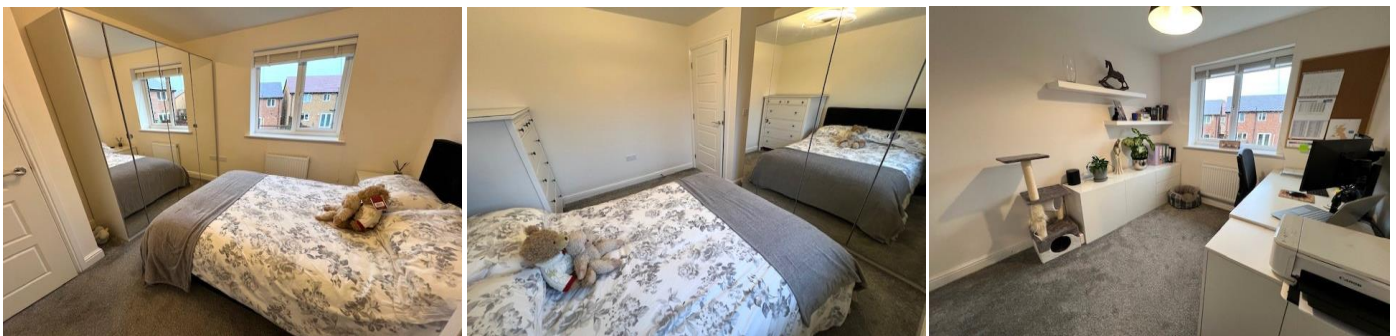
**Bedroom Two - 11' 7" x 10' 0" (3.53m x 3.05m)**

Another great double currently used as a home office with uPVC double glazed window to the front, built in double wardrobe, ceiling light and radiator.



**Bedroom Three - 10' 5" x 10' 1" (3.17m x 3.07m)**

Used as a guest room with uPVC double glazed window to the rear, ceiling light and radiator.



**Bedroom Four - 9' 6" x 8' 1" (2.89m x 2.46m)**

Although used as a second office this could still accommodate a double bedroom with its own built in wardrobe and uPVC double glazed window to the rear, ceiling light and radiator.



**Family Bathroom -**

With a three piece quality Duravit bathroom suite comprising paneled bath with mains shower over and glazed screening, low suite W.C. wash hand basin, tiled flooring and half tiled elevations extending to full at the shower.



**Outside -**

To the front is an open lawn garden and magnificent outlook over Bluebell Woods.



**Rear Garden -**

To the rear there is a beautiful designed garden with paved patio area and lawn garden.

**Attached Garage -**

With up and over door.

**Disclaimer –**

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**