



44 Fontwell Road, Little Lever

£280,000 Freehold

Stunning modern kitchen • Bedroom two has an en-suite shower room • Indian stone driveway • Four piece bathroom to ground floor • Separate garage with roller shutter door • Beautiful mature rear garden • Turnkey condition property • Close to good schools both primary and secondary





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase



Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

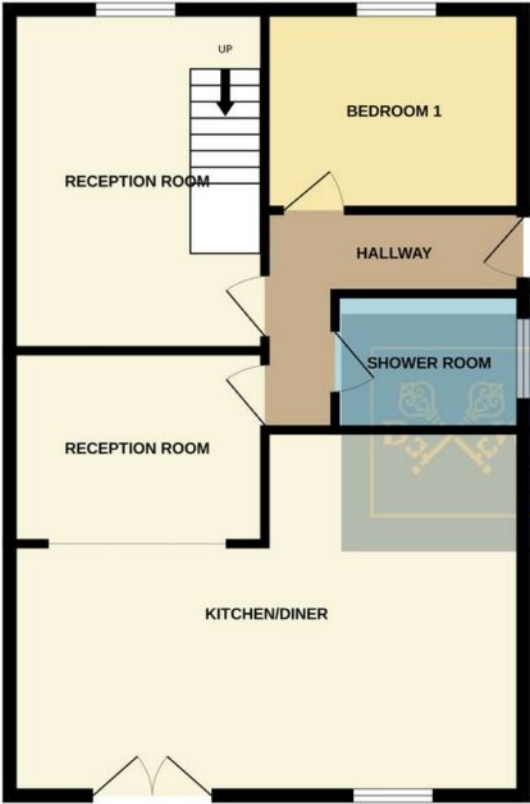
Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR

1ST FLOOR



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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Welcome to this exceptional 3 bedroom semi-detached bungalow, offering a blend of modern comfort and timeless elegance. Boasting a stylish design and a range of desirable features, this property promises a comfortable and convenient lifestyle for its fortunate residents.

Upon entering, you are greeted by a spacious and bright interior that exudes warmth and charm. The property comprises three generously sized double bedrooms, providing ample space for relaxation and rest. Bedroom two is complemented by an en-suite shower room, offering added privacy and convenience. The four-piece bathroom on the ground floor is elegantly designed, providing a soothing retreat after a long day.

The heart of the home is the stunning modern kitchen. Whether you are a culinary enthusiast or simply enjoy cooking for loved ones, this kitchen is sure to inspire your creativity. The property also features two reception rooms, offering versatile spaces for entertaining guests or unwinding with family.

A notable feature of this property is the Indian stone driveway, providing ample parking space for multiple vehicles. In addition, a separate garage with a roller shutter door offers secure storage and parking solutions. The beautifully landscaped mature rear garden adds a touch of tranquillity to the property, a perfect outdoor retreat for relaxing or social gatherings.

Presented in turnkey condition, this property is ready for its new owners to move in and start enjoying all it has to offer. True pride of ownership is evident in every corner, with attention to detail and quality at the forefront of the design. The property is ideally situated close to good schools, both primary and secondary, making it an attractive choice for families seeking quality education options for their children.

In conclusion, this 3 bedroom semi-detached bungalow is a rare find, offering a harmonious balance of modern convenience and timeless appeal. With its beautiful design, desirable features, and convenient location, this property presents a unique opportunity to own a truly special home. Schedule a viewing today and envision the possibilities that await in this remarkable property.