

chris hamriding

lettings & estate agents



52 Leaman Road, Haslington, CW1 5AD

Offers In The Region Of £485,000

Take a moment to check out our guided & aerial tour of this perfect family home!

Originally constructed in 2021 by reputable builders, 'Bovis Homes' to their 'Birch' design on the fringe of the increasingly popular Hazelmere development, this is an ideal proposition for any upsizing family, looking to purchase their next home within the desirable village of Haslington! The home has freehold tenure & is in catchment for The Dingle Primary School with a handy footpath located on the edge of the estate which will take you right into the heart of the village!

The home has well-planned accommodation throughout featuring five exceptional bedrooms, with en-suite facilities to two of the main rooms in addition to the family bathroom. The downstairs accommodation is the epitome of modern living, with a fantastic open-plan living kitchen/diner located towards the rear of the home, having bi-folding doors, sparkling quartz working surfaces & a whole host of branded appliances! In addition there is a useful separate utility space, a huge downstairs cloakroom and a versatile second reception room that the current owners are using as a play room.

The home is very well presented throughout with neutral decor and is ready to move straight in!

Externally, the home benefits from a detached double garage with 7kw EV charger, a double width driveway and arguably one of the biggest rear gardens on the estate! The rear is fully enclosed and features an extended Indian stone terrace and a large lawned area, ideal for letting children play during the summer months!

What are you waiting for! View our tour, floor plan and photos & then call the CW11 experts today on 01270 346500 to book that all-important viewing on what could be your next home!

Accommodation

Entrance Hall 17'5" x 7'2" (5.322 x 2.192)

Cloakroom 6'5" x 4'9" (1.971 x 1.450)

Lounge 16'4" x 11'9" (4.995 x 3.603)

Dining Room/Play Room 11'5" x 9'10" (3.500 x 3.020)

Open Plan Kitchen/Diner 29'10" x 14'10" (9.103 x 4.541)

Utility Room 7'8" x 6'6" (2.350 x 1.986)

First Floor Landing 11'2" x 7'5" (3.4164 x 2.268)

Bedroom One 15'6" x 11'5" (4.748 x 3.492)

En-suite 8'4" x 7'4" (2.543 x 2.236)

Bedroom Two 13'2" x 9'6" (4.031 x 2.896)

En-suite 7'6" x 4'6" (2.2947 x 1.392)

Bedroom Three 10'0" x 9'2" (3.062 x 2.803)

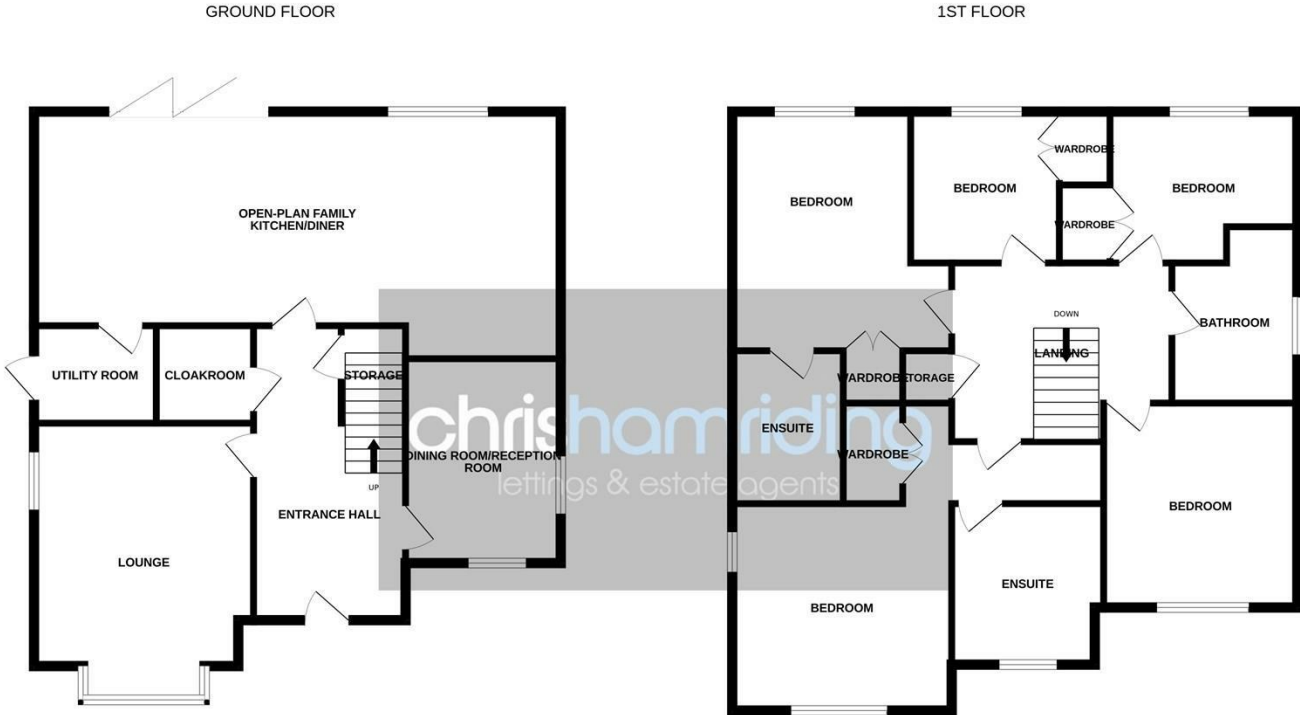
Bedroom Four 9'9" x 9'2" (2.986 x 2.803)

Bedroom Five 9'3" x 7'8" (2.838 x 2.355)

Family Bathroom 10'3" x 6'2" (3.126 x 1.882)

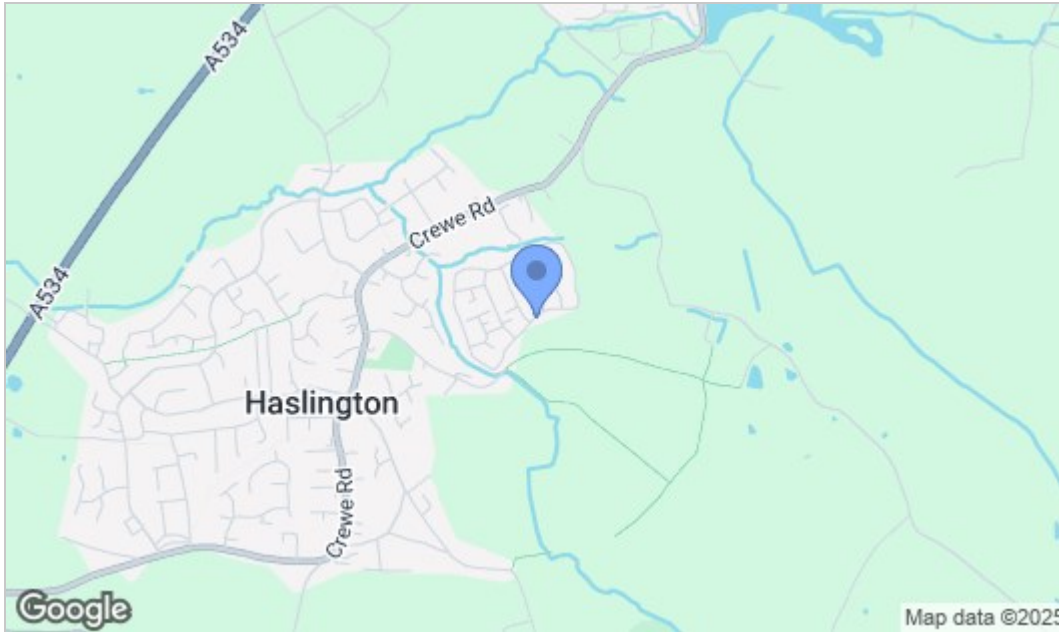
Detached Double Garage 18'2" x 17'7" (5.544 x 5.381)

Floor Plan

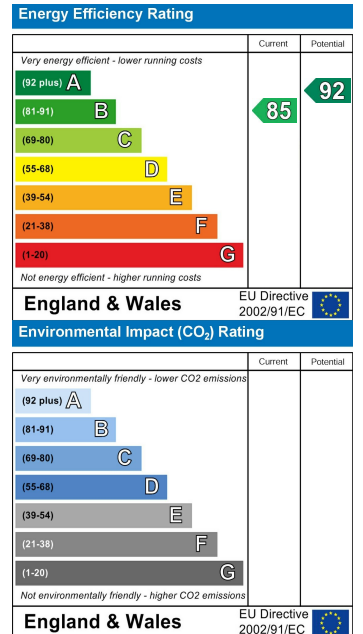


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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