





Property Description

This custom-built detached family residence is situated in the centre of Lower Gornal. It serves as an ideal family home, offering expansive and adaptable living spaces on a substantial corner plot. Constructed by the current owners, this property has had only one owner and is available with no upward chain. Among its numerous advantages are two en-suite bathrooms in two of the bedrooms, ample off-road parking, a detached garage, and wrap-around gardens. The location is particularly convenient, being close to the shops and amenities of Gornal Village, as well as bus routes and local schools.

Entrance Hall

Door to the front with stain glass detail, stairs to first floor, understairs storage area, built-in storage cupboard housing boiler, central heating radiator.

Lounge

18' 9" x 12' 10" (max) (5.71m x 3.91m (max))

Double glazed window to the front, french doors to the rear, electric fire with feature surround, central heating radiator.

Cloakroom

Comprising low level M.C., wash hand basin, double glazed window to the rear.

Kitchen

17' 4" (max) x 11' 3" (5.28m (max) x 3.43m)

A fitted shaker style kitchen to comprise a range of wall and base units with solid wood work surfaces over, porcelain sink with mixer tap over, cooker point with duel fuel free standing cooker, plumbing for washing machine, space for domestic appliances, breakfast island, central heating radiator, double glazed window to the front & rear, door to rear leading to garden.

Dining Room

9' 7" x 7' 11" (2.92m x 2.41m)

Double glazed windows to the front & side, central heating radiator.

First Floor

Landing

Loft access, double glazed window to the rear, storage cupboard.

Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)

Double glazed window to the front, fitted wardrobes, central heating radiator.

En-Suite

Suite to comprise bath with mixer tap and shower attachment over, wash hand basin, low level w.c., central heating radiator, tiling, double glazed window to the rear.

Bedroom Two

11' 8" x 8' (3.56m x 2.44m)

Double glazed windows to the front, built-in storage cupboard, central heating radiator.

En-Suite

Shower cubicle with electric shower, wash hand basin, low level WC, tiling, double glazed window to the rear.

Bedroom Three

9' 7" x 9' 5" (2.92m x 2.87m)

Double glazed window to the front, central heating radiator.

Bedroom Four

9' 8" x 8' 4" (2.95m x 2.54m)

Double glazed window to the front, built-in wardrobes, central heating radiator.

Outside

To the front of the property wrap around lawned fore garden, gravel detail path approach front door, various shrubs borders, tarmac driveway giving access to detached garage.

Rear garden having slabbed paved patio area, decked area, step approach to lawned area with various shrubs & borders.

Detached Garage

26' 3" x 10' 2" (8.00m x 3.10m)

Up & over door to the front, window to the rear & side, door to the rear.

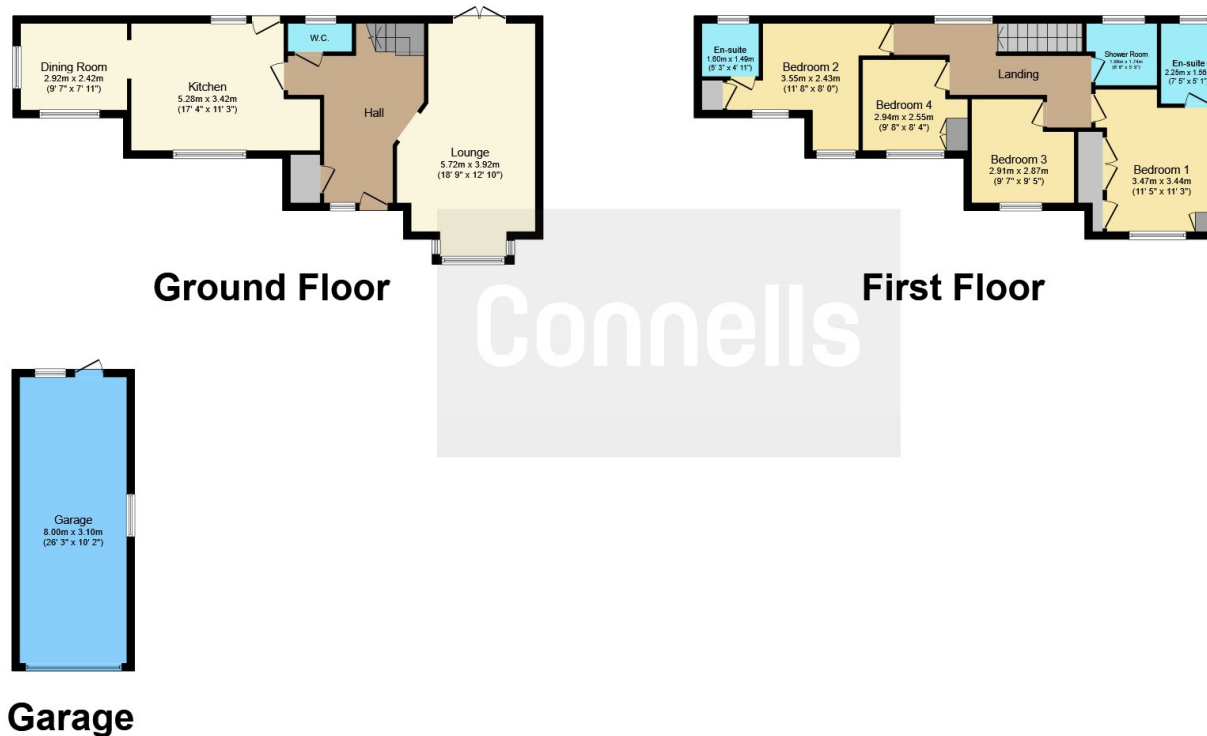
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Tenure: Freehold

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