





Property Description

A modern, spacious four-bedroom semi-detached home on the popular Stadium Estate. Built in 2022 and still under NHBC warranty, this stylish property offers contemporary living across three floors. Ideal for families or professionals looking for quality, comfort and low maintenance living.

On the ground floor, you step into a welcoming entrance hall with storage leading to a handy ground floor WC and a well-designed box room/4th bedroom. The heart of the home is the open-plan kitchen/dining area, fitted with integrated appliances, perfect for both day-to-day family living and entertaining. French doors from the kitchen lead out to the rear garden. The spacious lounge is bright and airy, providing a relaxing retreat. Upstairs, the first floor includes two double bedrooms and family bathroom, while the second floor is dedicated to the master suite, complete with an en-suite shower room. Outside, to the front, there is a private driveway providing off road parking, as well as an integral garage for secure storage or vehicle parking and the rear garden is fully enclosed and offers a private outdoor space.

Set in a sought-after residential area, the home is conveniently located close to local amenities, well-regarded schools and transport links.

Viewings by appointment via Connells Estate Agents on 0116 2620022

Entrance Hall

6' 6" x 13' 1" (1.98m x 3.99m)

Welcoming entrance hall with space for coats and shoes, providing access to the ground floor accommodation, WC and stairs leading to the first floor.

Wc

Modern two piece suite comprising low level WC and washbasin with tiled splashbacks and extractor fan

Study

6' 10" x 8' 9" (2.08m x 2.67m)

Ideal for use as a home office or study, offering a quiet workspace with double glazed window to the front and radiator

Open Plan Kitchen/Living Room

12' 8" x 20' 4" (3.86m x 6.20m)

A bright and spacious area featuring modern units with integrated appliances and ample worktop space, one and a half bowl stainless steel sink unit with mixer taps and radiator. The dining and seating areas flow naturally, creating an ideal space for family living. French doors open out to the rear garden, allowing plenty of natural light

First Floor Landing

Bedroom One

12' 9" x 9' 9" (3.89m x 2.97m)

Having double glazed window to the rear, radiator, neutral decor, carpet flooring and doors leading to the en-suite

En-Suite

5' 4" x 7' 1" (1.63m x 2.16m)

Modern en-suite fitted with a walk-in shower, wash basin and low level WC, complemented by contemporary tiling and an extractor fan

Second Floor Landing

Bedroom Three

13' 5" x 11' 3" (4.09m x 3.43m)

Double glazed window to the rear, radiator, neutrally decorated and ideal as a guest room

Bedroom Four

12' 8" x 10' 9" (3.86m x 3.28m)

Double glazed window to the front and radiator

Bathroom

5' 8" x 6' 5" (1.73m x 1.96m)

A modern family bathroom featuring a bathtub, washbasin and low level WC. Finished with contemporary tiling, radiator and obscure glazed window

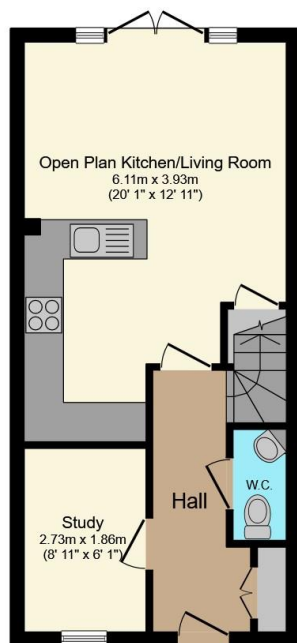
Outside

The property benefits from a private driveway providing off road parking and an integral garage for secure storage and to the rear, there is a fully enclosed low-maintenance

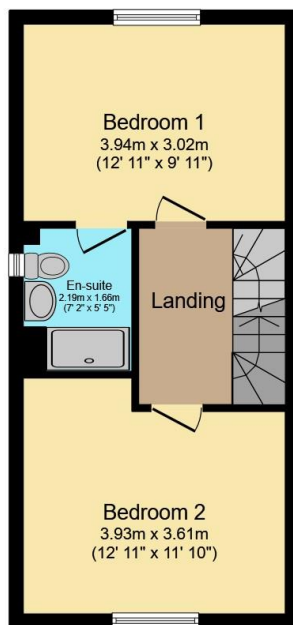




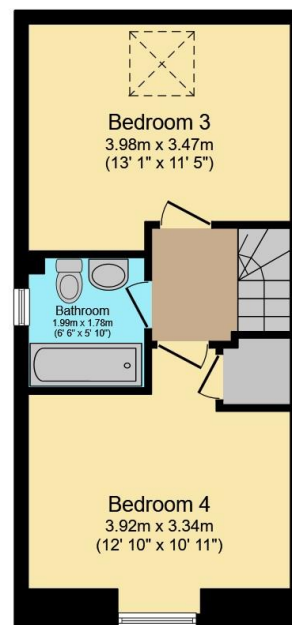




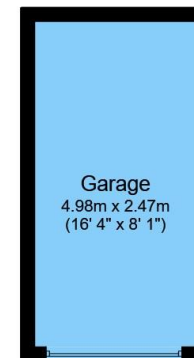
Ground Floor



First Floor



Second Floor



Garage

Total floor area 120.5 m² (1,297 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325115



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