



**Amberwood Chase, Dewsbury WF12 7NZ**



**welcome to**

**Amberwood Chase, Dewsbury**

TURN THE KEY AND MOVE RIGHT IN!!!! Four bedroom DETACHED family home on this sought after and popular modern development just off Owl Lane,





### Entrance Hall

Part double glazed composite door to front, tiled flooring, stairs to first floor landing. Understairs storage cupboard, gas central heating radiator and doors to ground floor accommodation.

### Downstairs Wc

Double glazed window to rear, WC and wash hand basin with mixer tap. Gas central heating radiator. Tiled walls and tiled floor.

### Lounge

15' 6" x 9' 6" ( 4.72m x 2.90m )  
Double glazed bay window to front, gas central heating radiator, telephone and TV points.

### Kitchen Diner Snug

21' 1" x 11' ( 6.43m x 3.35m )  
Fitted kitchen with a range of wall and base units, complementary Quartz work surfaces. Stainless steel sink with mixer tap and drainer. Electric oven and electric hob, wall mounted cooker hood. Integrated fridge freezer and dishwasher. Tiled floor, gas central heating radiator and log burner. Open to orangery.

### Orangery

12' 1" x 10' 9" ( 3.68m x 3.28m )  
Part Upvc construction. Double glazed windows to side, double glazed French doors to garden, under floor heating and laminate flooring. Spotlights to ceiling.

### Utility Room

10' 1" x 4' 9" ( 3.07m x 1.45m )  
Wall and base units with complementary Quartz work surfaces, housing boiler and tiled flooring. Integral microwave and plumbing for washing machine.

### First Floor Landing

Doors to accommodation, airing cupboard, access to loft space and gas central heating radiator.

### Bedroom One

14' 6" MAX x 9' 4" ( 4.42m MAX x 2.84m )  
Double glazed window to front, gas central heating radiator and built in wardrobes to one wall. Door to ensuite shower room.

### Ensuite Shower Room

Double glazed window to front, shower cubicle with wall mounted shower over and wash hand basin with mixer tap. WC, tiled walls and floor.

### Bedroom Two

13' 7" x 10' 4" ( 4.14m x 3.15m )  
Double glazed window to front and gas central heating radiator.

### Bedroom Three

10' 4" x 9' 4" ( 3.15m x 2.84m )  
Double glazed window to rear, gas central heating radiator and built in wardrobe to one wall.

### Bedroom Four

10' 4" x 8' 3" ( 3.15m x 2.51m )  
Double glazed window to rear and gas central heating radiator.

### Family Bathroom

Double glazed window to rear, panelled bath with mixer tap and wall mounted shower over. WC, wash hand basin with mixer tap. Tiled walls and floor where visible.

### Exterior

To the front of the property there is a lawned garden and block paved driveway providing off street parking leading to the integral garage. The enclosed rear garden has been paved, lawned and pebbled perfect to relax or entertain on. Electric charger point.

### Integral Garage

Benefiting from an up and over door, power and light.



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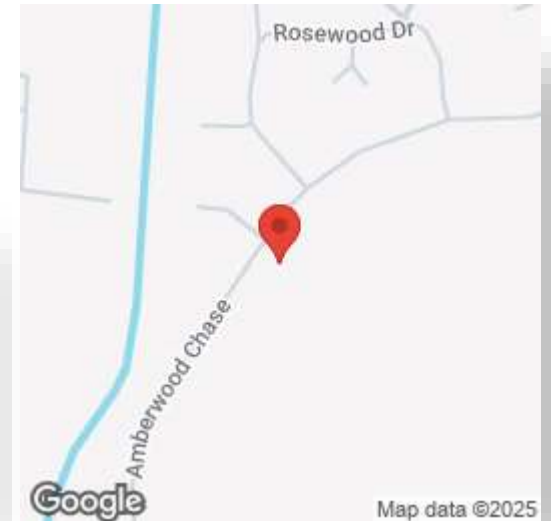
## Amberwood Chase, Dewsbury

- Guide Price £375,000 - £390,000
- Four Bedroom Detached Property
- 21ft Kitchen Diner Sung
- Orangery, Downstairs WC
- Integral Garage & Enclosed Garden

Tenure: Freehold EPC Rating: B

guide price

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116953 - 0004

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