



Deer Hill Drive, Marsden Huddersfield HD7 6LF

welcome to

Deer Hill Drive, Marsden Huddersfield

NO UPPER CHAINA superb modern detached four/five bedroom family home. Completed to a high specification throughout. A spacious residence nestled in a prime village location, set in stunning countryside. Conveniently placed for access to train station and motorway networks.

Summary

Set in a cul de sac position it this well-appointed four/five bedroom detached property, suitable for families or professionals. The property is perfectly placed for access to Marsden's amenities and local bus routes, with the added benefit of being located nearby to the train station. The property is spacious and set over three floors, and offers flexible living along with the first floor being a great space for entertaining. Briefly comprises of entrance hallway, cinema room, shower room, utility room, bedroom/study and access to garage. To first floor, dining kitchen with balcony off and lounge. Carpeted staircase leads to second floor, enhanced by a further three bedrooms, and House bathroom. Externally the property is further enhanced by driveway and single car garage. To the rear is an established garden with access to side garden and tree house incorporating child's play area. Viewing is highly recommended.

Accommodation Entrance Hallway

Good sized entrance hallway with a double-glazed window to the side aspect. Modern radiator. Under stairs storage cupboard. Second window to the right aspect leading into the Cinema Room. The hallway benefits from under floor heating, and a glass balustrade with LED lights on all floors. Carpeted staircase leading to the first floor.

Cinema Room/Second Reception

18' 9" x 13' (5.71m x 3.96m)
Modern Cinema room that also has an incorporated bar area with LED lighting and a marble effect wall incorporating LED lighting and has space for a TV Cinema screen. With wood style laminate flooring, and benefiting from under floor heating.

Shower Room

White suite, comprising of corner shower, wall hung wash hand basin and low flush WC. Partially tiled walls and tiled floor covering. Chrome radiator ladder. Extractor.

Utility Room

13' 4" x 5' 4" (4.06m x 1.63m)
Spacious utility room with wood style laminated floor covering. Sink with base unit. Plumbing for a washing machine and space for a tumble dryer. A modern radiator.

Bedroom Five/Study Room

13' 4" x 9' 4" (4.06m x 2.84m)
Spacious versatile bedroom or study room with carpeted floor covering. Double glazed window to front aspect.

Garage

Access to single car garage with electric up and over door. Power and light connected with plenty of storage space. Housing the Ideal boiler.

First Floor Landing

Spacious landing area with glass balustrade incorporating LED lighting. Leading to the second floor. Incorporating wood style laminate floor covering. Dual aspect double glazed windows to the side and front aspects. Modern horizontal radiator.

Lounge

18' 10" x 13' 2" (5.74m x 4.01m)
Spacious lounge, with plenty of natural light flooding in from the dual aspect double glazed windows. The real focal point of this room is the Paneled and marble effect wall covering to accommodate a wall hung television. Contemporary





electric fire with log and crystal fuel bed, with remote control, colour change LED mood lighting. Double glazed French doors leading onto rear garden. Inset down lights to ceiling and Karndean floor covering. Modern horizontal radiators.

Dining Kitchen

23' x 18' 9" (7.01m x 5.71m)

Spacious contemporary L shaped dining kitchen opening onto sun room, that has been completed to a high specification throughout, with central Island being the real focal point of this room. This swish dining kitchen includes white high gloss units with contrasting foil wrapped units. Incorporating integral appliances including Neff double oven, coffee machine, microwave and dishwasher. Larder style separate fridge and freezer, and useful larder storage. The island incorporates AEG gas hob with Downdraft extractor fan. With contrasting quartz work surfaces. Further benefiting from inset down lights and LED lighting to ceiling with fitted surround sound and under floor heating. Bi fold doors lead onto the rear garden. Opening into the sun room with Velux windows and double glazed French doors leading onto Balcony. The real focal point being the Bioethanol fuel fire. Modern horizontal radiator.



Second Floor Landing

Carpeted staircase, with glass balustrade incorporating LED lighting taking you to the second floor with dual aspect double glazed windows to front and side. Modern horizontal radiator. Loft access with a pull down ladder.

Master Bedroom

Spacious master bedroom, neutrally decorated with double glazed window to front aspect, taking in the beautiful view over Marsden moors. Feature tapestry wall covering to the main wall. There is a bank of fitted wardrobes, incorporating dressing table, with cupboards over. Further benefiting from

ceiling rose and black laminate style floor covering. Modern anthracite grey horizontal radiator.

Bedroom Two

13' 5" x 9' 11" (4.09m x 3.02m)

Spacious carpeted double bedroom. With double glazed window to the front aspect with sensational views across Marsden Moor. Radiator.

Bedroom Three

9' 11" x 9' 5" (3.02m x 2.87m)

Carpeted floor covering. Double glazed window to the rear looking out onto the rolling countryside and woods of Marsden. Radiator.

Bedroom Four

8' x 6' 2" (2.44m x 1.88m)

This bedroom is currently utilised as a dressing room with a double glazed window to the rear aspect showcasing the beautiful Marsden rolling countryside. A bank of built in wardrobes are fitted to opposite sides. Carpeted floor covering. Radiator.

House Bathroom

13' 2" x 6' (4.01m x 1.83m)

Contemporary grey and black family bathroom with a free standing white bath. Vanity style WC. His and Her white sinks incorporated into a stylish black and grey vanity unit with matching sides and touch mirror over. Walk-in rainfall shower unit with additional handset and seating area. Modern marble style paneled walls with contrasting panelling to shower area. Inset down lights to ceiling. Extractor.

External

To the front is a driveway leading to single car garage. Composite decked with glass and chrome balustrade leads to double glazed door. To the rear is a paved patio area, ideal for alfresco dining in those summer months. Leading to a decked seating area. A fenced laid to lawn area leading to a modern composite style shed. A dry stone wall leads around the parameter of the property with a paved path



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Deer Hill Drive, Marsden Huddersfield

- No Upper Chain
- Modern Stone Detached Property-Four/Five Bedrooms
- Cul De Sac Position
- Single Car Garage and Driveway
- Balcony

Tenure: Freehold EPC Rating: D

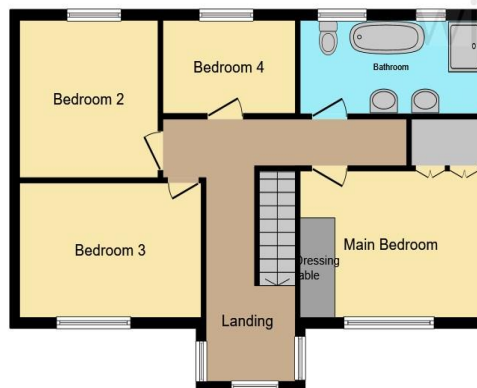
£525,000



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HMF108194 - 0002

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