



20 Stretton Avenue, Meanwood
£675,000

RE-MARKETED DUE TO CHAIN COLLAPSE - NO ONWARD CHAIN - FOUR BEDROOM DETACHED HOUSE - THREE BATHROOMS - FIVE RECEPTION ROOMS - EXTENDED - SOUTH EAST FACING CORNER PLOT - QUIET CUL DE SAC LOCATION - MASTER SUITE WITH DRESSING AREA AND EN-SUITE

This stunning, detached home has been well maintained and loved but is ready for a new owner to put their own stamp on it. Situated on a spacious corner plot with a South East facing garden and a quiet cul de sac location this is a rarely available gem, offering so much versatility. With gas central heating and double glazing the property briefly comprises: Spacious entrance hall, guest wc, exceedingly large living room with dining area and feature brick fireplace. Conservatory which opens onto the rear garden. There is a dining room which overlooks the rear garden which would make an idea additional family room or has the potential to be opened into the kitchen diner making this a phenomenal entertaining space. To the front of the house is a home office/play room. The dining kitchen is a fabulous size with windows overlooking the side and rear garden and has the additional advantage of a separate utility room. To the first floor the open landing gives a great sense of space. The master suite is simply fabulous, with double built in wardrobes and a dressing area which leads into the en-suite shower room. The second and third bedroom are equally impressive square footage and both have double built in wardrobes, the second also possessing an en-suite

bathroom. The fourth bedroom is a well-proportioned double. The house bathroom has a white suite with a bath and shower above. The double garage has light and power. The rear garden is a real sun trap as you can see from the pictures! It is South East facing and exceedingly private – An internal viewing is essential to fully appreciate this gorgeous home.

AREA GUIDE

There's several reasons that the Woodlea Development in Meanwood is so popular with professional couples and families. If you haven't considered the area here are just a few reasons you should!

Selection of great amenities from Waitrose to Aldo with lots in between including a great selection of local independents

Some fantastic restaurants, cafes and bars including boot and rally (a vibrant friendly bar with a lovely team) Zuccos (an outstanding restaurant with amazing food) behind (a hip new cafe with great coffees and cakes) Wildcraft, a cosy cafe who have a great menu for those with allergies, with many more to choose from!

Great transport links into the city centre and surrounding areas

Within the catchment area for excellent schools including Allerton High, St Urbans primary school, Carr

Manor School, Meanwood primary plus others

The most stunning walks, woods and parks right on the doorstep, the outdoor lifestyle that Meanwood offers is second to none, you have so many beautiful walks and trails right on the doorstep. The Woodleas has the added bonus of a woodland track right round the development, perfect for getting those steps in or walking the dog!

The Woodlea development has its own park, perfect for letting the little ones burn off some energy!

The Woodlea development has outstanding golf courses on the doorstep as well as small independent gyms such as Busters with an outstanding personal service or if you're looking for somewhere a bit bigger there's David Lloyd within just minutes walking distance

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COUNCIL TAX BAND

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PARKING

The parking at the property is off street parking for several cars and a garage

TENURE

FREEHOLD

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

TBC

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

