



Meg Lane, Huddersfield HD3 4QP



welcome to

Meg Lane, vHuddersfield

GUIDE PRICE £350,000 - £375,000 Beautiful and high-quality family home with 4 bedrooms. Master with ensuite. Modern kitchen diner with separate utility room and spacious lounge with office. Rear garden with views. Driveway and garage.



Ground Floor

Entrance

Front door leading to a good sized hallway with real wood flooring, glass balustrade and ceiling spotlights. Under stair storage.

Lounge

15' 4" x 20' 5" (4.67m x 6.22m)

Fantastic sized reception room decorated to a modern standard and warmed by a modern log burning fire. The room is L-shaped into an office space. With real wood flooring, double glazed window to the front and double glazed patio doors opening out to the rear decked area.

Kitchen

9' 6" x 22' 1" (2.90m x 6.73m)

A cooks dream - Fitted with a range of white fronted base and wall units and contemporary work surfaces. Integrated oven, microwave, dishwasher, wine cooler and induction hob. Space for fridge freezer. There is also space for a six-seater dining table and chairs. With underfloor heating, ceiling spotlights, double glazed window to the rear plus double glazed patio doors leading out to the decked area with wonderful far reaching views.

Utility

7' 6" x 5' 11" (2.29m x 1.80m)

With work surfaces, space for washing machine and dryer, underfloor heating and rear door.

Wc

Low flush WC, wash hand basin, tiled flooring, ceiling spotlights and window.

First Floor Landing

With real wood flooring, central heating radiator and ceiling spotlights.

Bedroom One

9' 6" x 23' 2" (2.90m x 7.06m)

Fantastic sized double bedroom with carpeted flooring, central heating radiator, double glazed window to the side plus double glazed patio doors out to the balconette.

Ensuite

Modern shower room with waterfall shower, low flush WC and wash hand basin. Ceiling spotlights and window to the side.

Bedroom Two

8' 10" x 9' 11" (2.69m x 3.02m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear.

Bedroom Three

6' 8" x 7' 1" (2.03m x 2.16m)

Third good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

Bedroom Four

10' 1" x 8' 11" (3.07m x 2.72m)

Spacious double bedroom with fitted wardrobe, central heating radiator and double glazed window with views.

Bathroom

Beautiful modern bathroom with a large free standing roll top bath and separate corner shower cubicle, low flush WC and wash hand basin. With part tiled walls and tiled flooring, heated towel warmer/radiator, ceiling spotlights and double glazed window to the front.

Garage

17' 4" x 9' (5.28m x 2.74m)

Detached garage with electric.

External

To the front is a driveway for multiple cars alongside a single garage with full power and E.V port. Then an enclosed turfed front garden. To the rear is a multi-level garden offering expansive views over the valley with decked area at the top then leading down to another low maintenance decked area. All securely fenced ideal for kids and pets as well as entertaining.



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welcome to

Meg Lane, Huddersfield

- Ideal For Families
- Private Location
- Master With Modern Ensuite
- Underfloor Heating To Ground Floor
- Driveway and Fully Powered Garage With EV Port
- Ground Floor WC
- Front and Rear Gardens

Tenure: Freehold EPC Rating: B

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116867 - 0004

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