



**Dawson Drive, Cliviger, BB10 4AS**

**welcome to**

**Dawson Drive, Cliviger**

The property interior is set over two floors, briefly comprising; three bedrooms, one with en-suite, family bathroom, living room, kitchen/diner, utility, ground floor w/c, enclosed garden and driveway parking. To fully appreciate the accommodation on offer, an internal viewing is essential.



## Ground Floor

Enter the property from street level in to the ground floor entrance hallway.

## Entrance Hallway

9' 1" x 6' 9" ( 2.77m x 2.06m )

Bright, spacious entrance hallway. Doors lead to kitchen/diner, living room, and w/c, with stairs to first floor accommodation.

## Kitchen/ Diner

18' 1" x 9' 7" ( 5.51m x 2.92m )

The kitchen/diner is a fantastic space for entertaining with attractive wood effect laminate flooring throughout, a range of handle-less wall and base units, glass splashback and complementary work surfaces. The kitchen briefly comprises of integral fridge/freezer, integral dishwasher, sink/drainage, induction hob and double glazed window overlooking the rear garden.

The adjacent dining area has easily enough room for a good sized table and chairs, with double glazed patio doors leading in to the rear garden. Internal doors leads to the utility room.

## Utility

6' 10" x 5' 11" ( 2.08m x 1.80m )

The utility room has the same wood effect laminate flooring, flowing on nicely from the kitchen, with an array of wall/ base units, integral washing machine and dryer, integral freezer and boiler housing as well as a useful under stairs storage cupboard. External door leads to the garden at the side.

## Living Room

18' 1" x 10' ( 5.51m x 3.05m )

The living room is a generous size and has a bright and spacious feel with double glazed windows to two aspects. There is plenty of space for usual living furniture, with a box bay window, helping create a comfortable layout.

## Ground Floor Cloaks

The ground floor has a useful cloaks, comprising a low flush w/c, wash hand basin and central heating radiator.

## First Floor

Take stairs to first floor living accommodation.

## Master Bedroom W/ En-Suite

11' 2" x 10' 2" ( 3.40m x 3.10m )

The master bedroom is a good sized room, which will easily accommodate a double bed and usual bedroom furniture, though also benefits from fitted sliding wardrobes. With dual aspect double glazed windows, and an accompanying en-suite. The en-suite bathroom comprises a low-flush w/c, wash hand basin and shower cubicle with waterfall shower head. Benefiting from frosted double glazed window, towel radiator, ceiling light point and extractor fan, with tiled splashbacks.

## Bedroom Two

10' 6" x 9' 11" ( 3.20m x 3.02m )

The second bedroom is another well sized room, with ample space for a double bed. Including fitted wardrobes and dressing area, as well as a double glazed window overlooking the pleasant front aspect of the property.

## Bedroom Three

8' 6" x 7' 6" ( 2.59m x 2.29m )

The third bedroom is utilised by the current owners as a walk in wardrobe and dressing area, with hand made fitted storage to suit that need, however, could easily be used as a bedroom/home office/ hobby room as required. Benefiting from a double glazed window to side aspect.

## Family Bathroom

The family bathroom is modern and well presented, comprising a white suite including a bath with shower attachment over, wash hand basin and low flush w/c. There is a heated towel radiator, ceiling light point, extractor fan and frosted double glazed window overlooking the rear garden.

## Additional / External

Additionally the property benefits from driveway parking for two vehicles, with an upgraded fast charging electric car point available. Further on-street parking is also available to the front and side of the property. The property also boasts an enclosed garden, made up distinct lawned and patio areas, with a side patio area, perfect for storage and providing access to the utility room. The loft has been partly boarded, providing excellent additional storage.



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welcome to

## Dawson Drive, Cliviger

- Detached House
- Three Bedrooms
- Immaculately Presented Throughout
- Popular Residential Location
- Offers Over £300,000

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers over  
**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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