

**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/drainer, 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 ensuite 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 onstreet 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.





## welcome to

# **Dawson Drive, Cliviger**

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

Tenure: Freehold EPC Rating: B

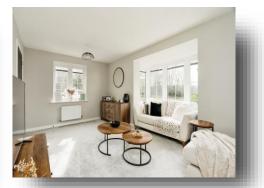
Council Tax Band: D

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

offers over

£300,000







Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

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