

FOR SALE

28, Whitley Crescent, Whitley, WN1 2QS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



28, Whitley Crescent, Whitley, WN1 2QS

Superb 1930s semi with stunning rear garden & impressive lower ground floor design.



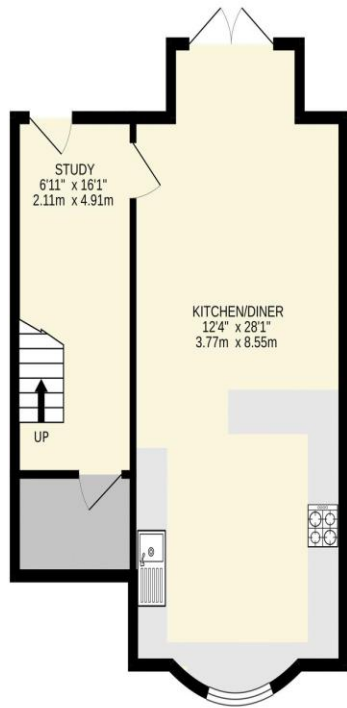
- Stunning 1930s semi-detached
- Set across 3 floors
- Unique lower ground floor extension
- Highly prized location
- 3 bedrooms / 3 reception rooms
- Impressive open plan design
- Substantial rear garden
- 1550 SQFT

Enviably positioned along Whitley Crescent, one of Whitley's most coveted settings - this superb semi-detached family home is set across three floors & totals an impressive 1550 square feet of beautiful period living space that simply must be viewed internally to be fully appreciated. Unlike any of the other 1930s semis along the road, what sets Number 28 Whitley Crescent apart from the competition is not just its substantial rear garden, but its large open plan, lower ground floor design. As a result, the home offers much more living space than other properties in the area coupled with the superb open plan layout, this is one not to be missed. The home itself is impeccable in its presentation, with beautiful decor that compliments the style and age of the property. The home in brief comprises; a main entrance hallway, an elegant family room to the front with feature bay window & pretty coved ceiling, plus a superb rear lounge with pleasant views of the garden. There is also a useful utility room & wc / cloaks too. The lower ground floor is the home's stand out feature & provides a very sizeable open plan kitchen diner plus a separate study area. The kitchen diner itself measures 27ft in length is finished with low spot lighting & a range of integrated appliances plus French Doors that lead outside. To the first floor there are three good sized bedrooms, plus a principal bathroom suite. Externally, the plot here is another key feature of the property - the gardens are mature, well stocked & particularly private, with the rear effectively screened by mature trees plus because of the westerly rear aspect, the garden takes in lots of late afternoon sun. There is a large driveway to the front providing off road parking for numerous vehicles. Locally, the property rests a short walk to the outstanding Woodfield Primary School, plus the picturesque Haigh Hall Plantations & its hundreds of acres of stunning Woodland. Early viewings are highly recommended.

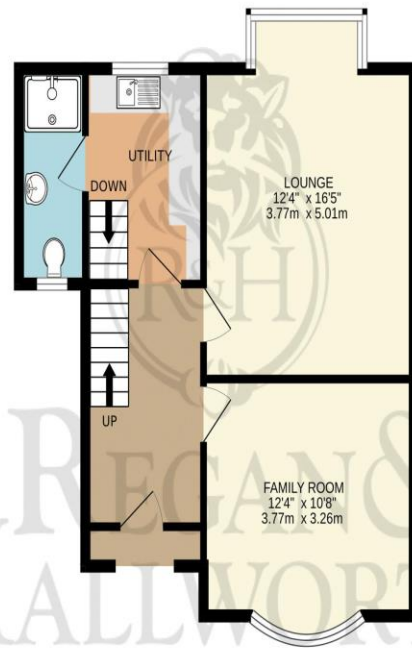




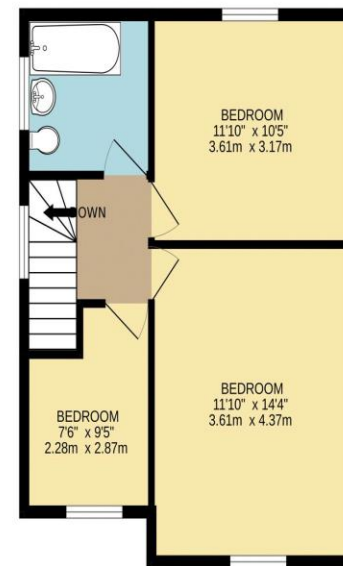
LOWER GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



UPPER GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

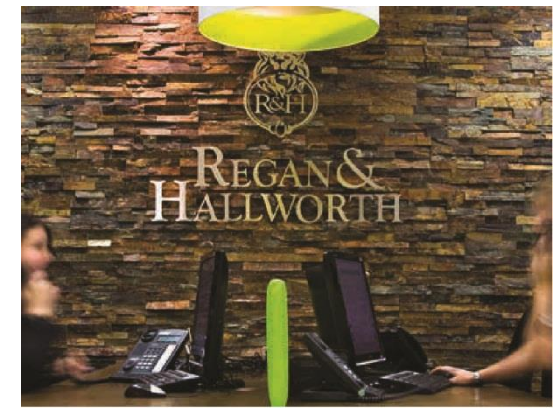


1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1550sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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