

FOR SALE

6, Byfleet Close, Winstanley , WN3 6LU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



6, Byfleet Close, Winstanley , WN3 6LU

Stylish detached family home with superior open plan design & sleek rear orangery.



- Stunning detached family home
- Superior open plan design
- Large rear orangery
- Sunny, private garden
- 4 bedrooms / 2 reception rooms
- Stylish fitted kitchen
- Quiet cul-de-sac position
- 1537 SQFT

Boasting exceptional internal presentation from top to bottom & a substantial 1537 square feet of living space - this quite stunning detached family home boasts a stylish, contemporary edge and impressive layout due to an large rear orangery extension, coupled with some clever remodelling of the layout. This skilful opening up of the ground floor has created a superb living kitchen / family area that effectively acts as the hub of the home and creates a lovely flow & wow factor that should prove popular with modern buyers' tastes. The general arrangement comprises in brief of; an entrance hallway, large main front lounge which leads through into the dining area & stylish fitted kitchen & sleek orangery. The stunning kitchen is finished with a large breakfast bar, spot lighting & a range of quality NEFF integrated appliances including a beer dispenser. Just off the kitchen is a wc / cloaks. The orangery has a tinted glass roof & French Doors that lead out onto the garden. Upstairs, the home offers four bedrooms with a modern en-suite to the master & a smart principal bathroom suite.

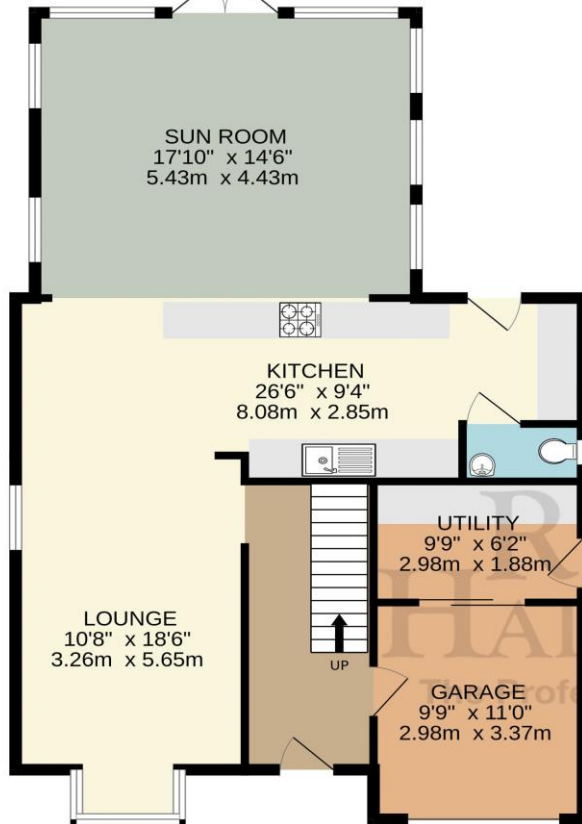


Externally the rear garden is private, well stocked & enjoys a just-off westerly rear aspect and therefore lots of late summer sun. To the front is a recently block-paved driveway which provides ample off road parking & leads through to the integral garage (which is currently used as a gym & has a partitioned utility area within it). Locally the property is tucked away on Byfleet Close, a small & particularly quiet little cul-de-sac where houses rarely come on the open market. The access for local schools is excellent, as is the proximity to transport links such as the M6 and various amenities. Viewings are essential to appreciate the home on offer. LEASEHOLD 999 yr £50 p / a. Council Tax Band D.

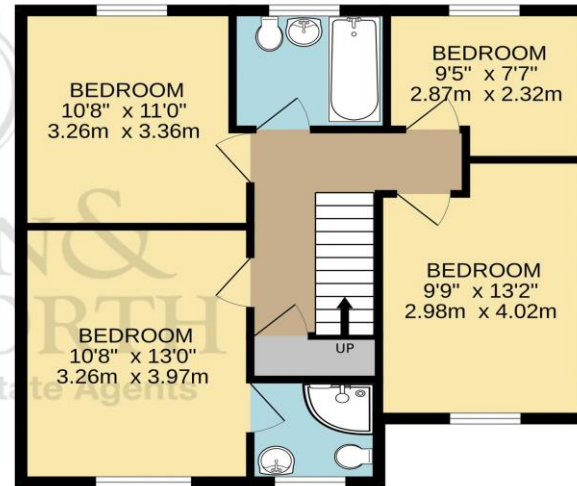




GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.

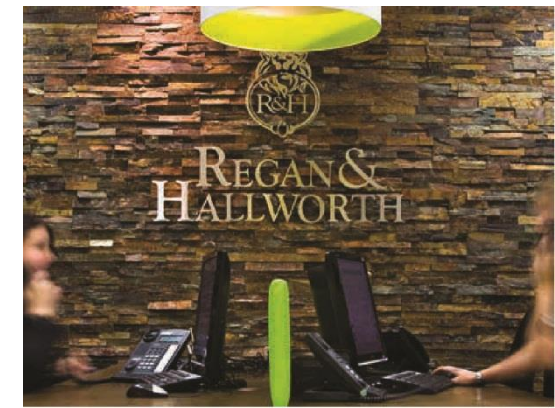


1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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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