

FOR SALE

7, Leaview, Whelley, WN1 3UJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



7, Leaview, Whelley, WN1 3UJ

Spacious, Extended Family Home in Peaceful Cul-de-Sac Setting



- Double storey extension to rear
- Garden room with bifold doors
- Conservatory with insulated roof
- Three spacious bedrooms
- Attached garage
- South facing garden not overlooked
- Large living and dining kitchen
- 1244 SQ.FT. / Freehold

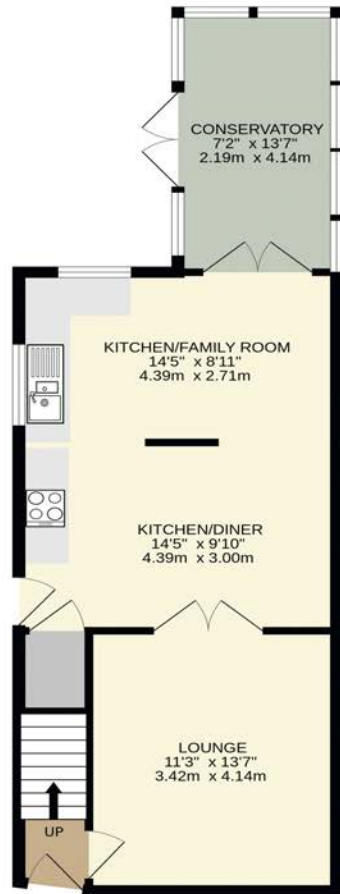
Boasting a double storey extension to rear, a spacious conservatory with insulated roof, garage plus a smart garden room with bifold doors and electrics, 7 Leaview is a deceptively spacious and versatile family house that must be viewed to be appreciated. Enjoying a peaceful position at the end of a quiet cul-de-sac, 7 Leaview provides unique & thoughtfully designed accommodation totalling 1244 square feet in total making it one of the largest houses on this popular development.

A welcoming hallway gives access to a bright and inviting lounge, featuring a charming bay window that fills the space with natural light. The heart of the home is a spacious open-plan kitchen with dining area and family area — perfect for family life and entertaining. This flows seamlessly into the conservatory, which offers a peaceful spot to relax while enjoying views of the low-maintenance south facing rear garden. The garden is paved with patio areas that are sunny and not overlooked. At the rear of the garden lies a versatile garden room with bifold doors already fitted with power and ideal for use as a home office, gym, or creative studio. A garden shed provides valuable storage. Upstairs, the home continues to impress with three generously sized double bedrooms, each offering comfort and flexibility. A well-appointed family bathroom completes the upper floor.

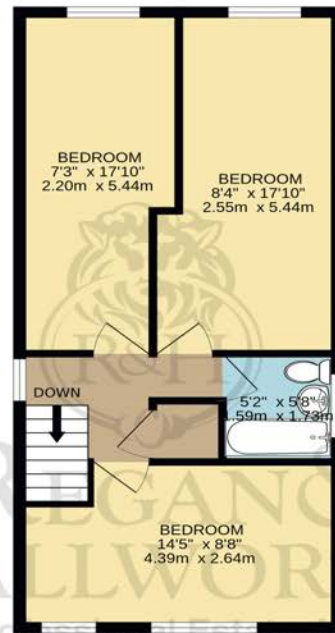
Externally, the property benefits from a substantial driveway providing off-road parking for several vehicles, in addition to a garage for secure parking or extra storage. Situated in a desirable and well-connected area, the home offers easy access to local schools, amenities, and excellent transport links — making it a superb choice for families seeking a comfortable and contemporary lifestyle in a welcoming community. In summary, 7 Leaview combines space and practicality in a fantastic location — a true hidden gem that's ready to move into and enjoy.



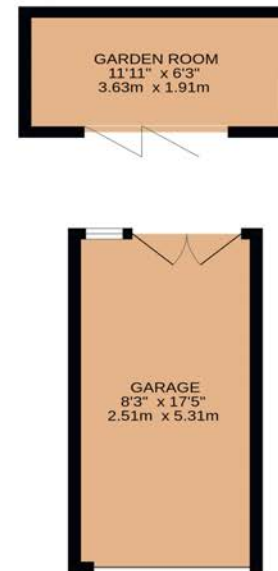
GROUND FLOOR
562 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.

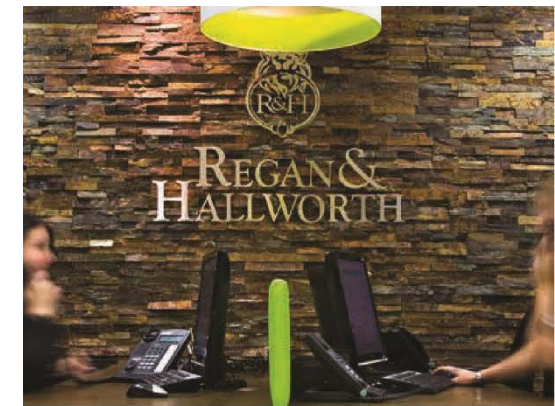


OUTBUILDING
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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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