



5 Kilvington Grove, Nunthorpe, TS7 0RL
£509,995

PROPERTY
PERSPECTIVE

The Property Perspective

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We are delighted to offer for sale this impressive executive detached house located on a popular development with access to amenities and transport links. Having been constructed in 2016 the property still benefits from 1 year remaining of its New Home Structural Warranty.

The property benefits from Hive controlled central heating and PVCu double glazing. There is a modern living dining kitchen with appliances & utility room plus contemporary bathroom, 2 en suites and WC. Items of note include 2 sets of French doors to the rear, walk in bay window to the dining room, dressing room with fitted wardrobes to bedroom 1 plus fitted wardrobes to 2 further bedrooms, remote controlled electric fire to lounge plus alarm. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is a covered porch, entrance hall, lounge, living dining kitchen, dining room, study and WC. There are 4 double bedrooms, the master with dressing room and en suite and the second with en suite plus a family bathroom off the first floor landing. There is a part boarded loft with power and light plus ladder access.

The property benefits from low maintenance private gardens. There is a double driveway leading to a double garage with power and light.

Tenure - Freehold
Estate Management Fee - £120 pa not yet collected
Council Tax - Band G

The property comprises.

GROUND FLOOR

Entrance Hall
With Karndean flooring. Access to store.

Lounge 16'7" x 11'11" (5.08m x 3.65m)
A light dual aspect room with remote controlled electric fire, fitted units, carpets and recessed spot lights. French doors leading to the rear garden.

Living Dining Kitchen 21'3"(max) x 14'3"(max) (6.50m(max) x 4.36m(max))
Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back and tiling. With double oven, 6 ring hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. Having a media wall, French doors with remote controlled blinds, feature radiator and recessed spot lights.

Dining Room 11'6"(max) x 10'3"(max) (3.53m(max) x 3.13m(max))
Having a walk in bay window, paneling and tiled flooring.

Study 11'6" x 7'3" (3.53m x 2.23m)
With fitted units, carpets, blinds, TV and recessed spot lights.

Utility 7'3" x 5'2" (2.23m x 1.59m)
Having modern units, laminate worktops and upstands plus tiling.

WC 4'9" x 3'8" (1.47m x 1.12m)
Having modern sanitary ware plus tiling.

FIRST FLOOR

Landing
With fitted carpets. Access to airing cupboard.

Bedroom 1 17'0"(max) x 11'10"(max) (5.19m(max) x 3.61m(max))
A light dual aspect room with carpets, curtains and blinds.

Dressing Room 16'9"(max)x 7'1"(max) (5.13m(max)x 2.17m(max))
Having fitted wardrobes, carpets and blinds.

En Suite 8'5" x 6'11" (2.57m x 2.12m)
Having a contemporary 4 piece suite with shower and bath plus tiling, floor tiling, recessed spot lights, feature radiator and light mirror.

Bedroom 2 10'11"(max) x 10'5"(max) (3.35m(max) x 3.20m(max))
With fitted wardrobes, recessed spot lights, carpets and blinds.

En Suite 2 8'9"(max) x 3'8"(max) (2.68m(max) x 1.14m(max))
Having contemporary white sanitary ware with tiling, floor tiling, recessed spot lights and chrome ladder radiator.

Bedroom 3 11'10" x 10'8" (3.63m x 3.27m)
With recessed spot lights, fitted wardrobes and carpets.

Bedroom 4 11'0" x 9'6" (3.37m x 2.92m)
With carpets and blinds.

Bathroom 6'11" x 6'7" (2.12m x 2.01m)
Having contemporary sanitary ware with wall and floor tiling, vanity, light mirror, feature radiator and recessed spot lights.

EXTERNAL

The property benefits from low maintenance private gardens. There is a double driveway leading to a double garage* with power and light.

* The double garage has been half converted to a gym but could be converted back by a buyer

