



Ashcroft Drive Forest Hall

- Detached
- Immaculate Presentation
- Spacious Living
- Four Bedrooms
- Two Bathrooms

£ 575,000 Offers Over



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Ashcroft Drive

Forest Hall

PROPERTY DESCRIPTION

Brand new to the sales market is this immaculate, detached property nestling in a quiet cul-de-sac on Ashcroft Drive, Forest Hall, surrounded by green spaces. Recently renovated to an exquisite standard, the property boasts a unique blend of modern living and charming features spread across two floors.

The spacious, open-plan kitchen is a culinary delight, complete with modern appliances, basking in natural light. It also offers a dining space with views and direct access to the beautifully maintained, south facing, woodland garden. The dining space is awash with natural light from the large windows, displaying splendid views of the garden. The main living room is enhanced by a fireplace, creating a cosy ambiance, and further access to the garden via french doors.

The property hosts four bedrooms, all doubles. The master bedroom, located on the ground floor, is generously proportioned and features built-in wardrobes. Bedroom two offers a private, en-suite facility, while bedroom three includes an en-suite W.C. Bedroom four is currently utilised as a home office, demonstrating the property's flexibility. The large, newly refurbished bathroom is a haven of relaxation, featuring a rain shower and a heated towel rail.

The property's exterior is equally impressive, featuring a double garage and a large, south facing patio, perfect for enjoying the tranquil surroundings. The plantation shutters add an elegant touch to the property's flawless presentation.

This property is ideal for families seeking a serene, idyllic lifestyle without compromising on modern amenities. Its unique features and immaculate presentation make it a must-see.

Living Room: 20'10" x 14'01" - 6.35m x 4.29m
Kitchen: 11'04" x 15'00" - 3.45m x 4.57m
Dining Room: 11'10" x 15'04" - 3.61m x 4.67m
Bedroom One: 12'04" x 12'01" (+wardrobes) - 3.76m x 3.68m
Bedroom Two: 21'05" x 13'00" - 6.53m x 3.96m
En-suite: 6'09" x 11'06" - 2.06m x 3.51m
Bedroom Three: 13'11" x 13'00" - 4.24m x 3.96m
W.C: 5'02" x 5'08" - 1.57m x 1.73m
Bedroom Four: 9'11" x 7'03" - 3.02m x 2.21m
Shower Room: 6'10" x 8'10" - 2.08m x 2.69m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DOUBLE GARAGE & DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: TBC

FH00008557.SD.SD.25/6/24.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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