



Calderwood Close, Wrose

£385,000

*** MODERN DETACHED * FIVE BEDROOMS * THREE BATH/SHOWER ROOMS * VIEWS *
* THREE STOREY * TWO RECEPTION ROOMS * VERY LARGE HOUSE * INTEGRAL GARAGE ***

Providing fantastic "ready to move into" family sized accommodation, is this delightful five bedroom detached house.

Occupying one of the most desirable cul-de-sacs on the development with rear views.

Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation is set over three floors and briefly comprises reception hall, lounge, dining room, modern fitted kitchen, utility, cloakroom/wc, three first floor bedrooms - master bedroom having an en-suite shower room, plus house bathroom.

To the second floor there are two further bedrooms and a shower room.

To the outside there is ample parking in driveway, integral garage and easy to maintain landscaped garden.





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, pedestal wash basin, radiator.

Lounge

18' x 11'3" (5.49m x 3.43m)

Having a modern log effect gas fire set in chimney breast, bay window, two radiators.

Dining Room

10'11" x 10'10" (3.33m x 3.30m)

With tiled floor, radiator and upvc French doors to rear garden.

Kitchen

10'11" x 10'1" (3.33m x 3.07m)

Modern fitted kitchen having a range of white wall and base units incorporating laminated sink unit, double oven, hob, dishwasher, radiator.

Utility

11' x 5'2" (3.35m x 1.57m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, radiator and access to the integral garage.

First Floor Landing

Bedroom One

13'3" x 12' (4.04m x 3.66m)

With radiator. En-Suite Shower Room & Dressing Room;

Dressing Room

8'1" x 6'1" max (2.46m x 1.85m max)

With fitted wardrobes.

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite, pedestal wash basin, heated towel rail.

Bedroom Two

12'4" x 8'5" (3.76m x 2.57m)

With radiator.

Bedroom Three

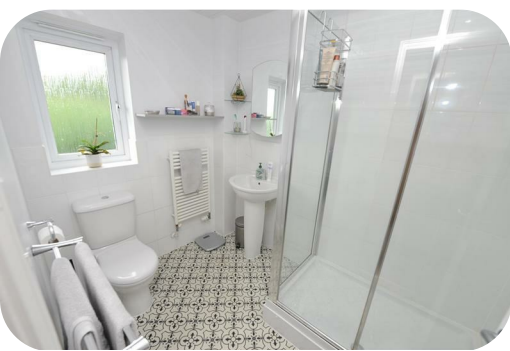
9' x 7'1" (2.74m x 2.16m)

With radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Second Floor Landing





Bedroom Four

11'8" x 11'4" (3.56m x 3.45m)
With radiator.

Bedroom Five

13'8" x 8'10" (4.17m x 2.69m)
With radiator.

Shower Room

With shower cubicle, low suite wc, pedestal wash basin, radiator.

Exterior

To the outside there is ample parking in driveway, integral garage and easy to maintain landscaped garden.

Directions

From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Road, straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the fourth exit onto Wrose Road, turn left onto Livingstone Rd, turn right onto Bolton Hall Rd, continue onto Brookwater Dr, turn left onto Calderwood Cl, turn right to stay on Calderwood Cl, turn left to stay on Calderwood Cl and the property will shortly be seen displayed via our For Sale board.

TENURE

LEASEHOLD. Ground Rent is £100 per annum. Service Charge is £300 approx per annum.

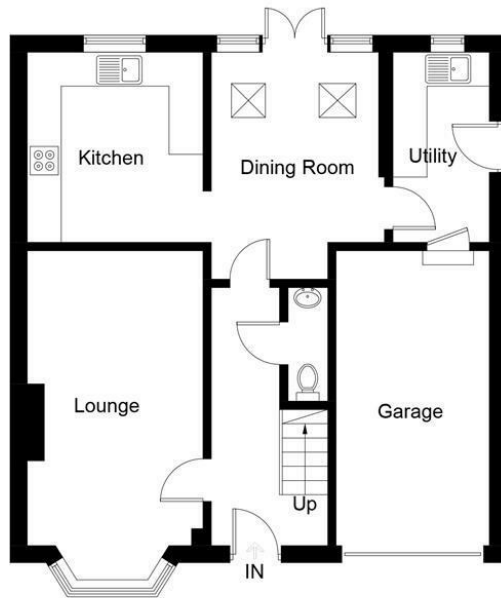
Council Tax Band

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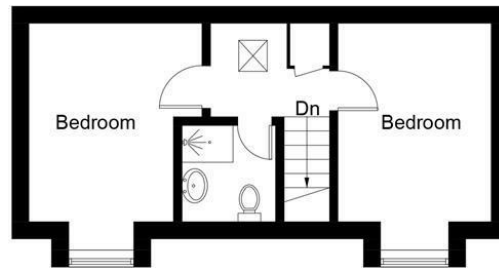


Calderwood Close, BD18

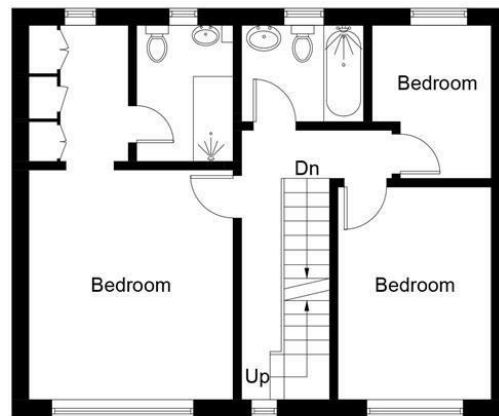
Approximate Gross Internal Area = 155.8 sq m / 1677 sq ft
(Including Garage)



Ground Floor

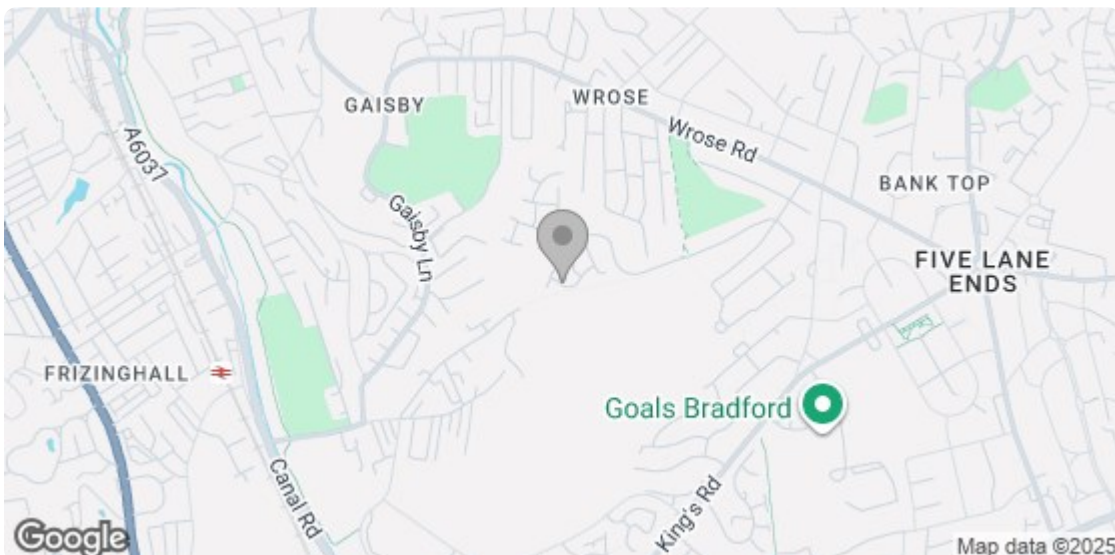


Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230600)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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