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Fortis Way, Salendine Nook Huddersfield,

Offers over £400,000

MARTIN THORNTON PLATINUM

Positioned at the end of the cul-de-sac and standing on a good-sized plot is this very well appointed four bedroomed detached family home. The property is situated in an ever popular location with ease of access to local schooling and the M62 motorway, making it the perfect commuter base. Extended from its original design with an upgraded interior throughout, the accommodation comprises an entrance lobby, living room with wood burning stove and extended open plan living/dining kitchen. The kitchen has integrated appliances and bi-folding doors. There is also a utility and downstairs WC along with an integral garage. On the first floor there are four bedrooms, three are double, the master with a contemporary en suite shower room, and a stylish house bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, at the front of the property is double width parking and the garage. The rear garden enjoys a westerly aspect, benefitting from the afternoon sun, along with a full width patio and additional adjoining seating areas and lawns. An internal inspection is an absolute must to appreciate the standard of presentation and amount of accommodation on offer.

Fortis Way, Salendine Nook Huddersfield,

Floorplan



All measurements are approximate and for display purposes only

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Details



Entrance Lobby

An external uPVC door with an opaque glazed panel gives access to the entrance lobby, which has a staircase rising to the first floor accommodation. There is a radiator and an oak internal door leads into the living room.

Living Room

This good-sized reception room is positioned at the front of the property and has a uPVC bay window overlooking the garden. There is a contemporary fire surround, home to a wood burning stove. Of particular note is the oak effect laminate flooring that continues through into the rear living/dining kitchen. The room can accommodate a good amount of furniture and has coving to the ceiling along with a radiator and oak doors leading through to the living/dining kitchen.



Living/Dining Kitchen

Substantially extended from the original design, this open plan room has various areas and creates a most sociable eating and entertaining space. The initial area accessed from the living room is a sitting area with downlighting, provision for a wall-mounted TV and space for sofas and other furniture. Adjoining this is the rear dining area which overlooks the garden and has panelled uPVC bi-folding doors that maximise the natural light and fully retract to give access to the garden. There are two Velux windows in the angled roofline and ceiling downlighting. The kitchen area has an extensive range of units to high and low levels with oak woodblock style worktops and a large breakfast bar with space for buffets beneath. There is a sunken one-and-a-half bowl stainless steel sink unit with mixer tap and integrated appliances include a five-ring gas hob with Samsung filter hood above, double oven with grill, microwave/combination oven, fridge and freezer. There is ceiling downlighting and two radiators. The room in its entirety has a continuation of the oak style laminate flooring. There is a useful under stairs storage cupboard and a stable style door gives access to the utility.



Utility

This has a continuation of the flooring along with a side uPVC glazed door. There are storage cupboards with a woodblock style worktop, a stainless steel sink with mixer tap and plumbing for an automatic washer. The room has two radiators and access can be gained to the downstairs WC. A door leads into the garage.

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Downstairs WC

This has a two-piece white suite comprising a wash hand basin with storage cupboard below and a low-level WC. There is an opaque rear uPVC window and a radiator.



First Floor Landing

The staircase from the entrance lobby rises to the first floor landing where there is access to useful storage within the loft area which is part boarded. There is a shelved storage cupboard and a radiator.



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Master Bedroom

This large double bedroom is positioned at the front of the property and has built-in wardrobes. The room is presented to a very high standard and has a uPVC window, coving to the ceiling and a radiator. Being the master bedroom, it has the advantage of an en suite.



En Suite Shower Room

The stylish shower room has a three-piece suite comprising a shower cubicle with overhead waterfall-style shower fitting and a second hand-held shower attachment, a rectangular hand basin with mixer tap and a low-level WC with concealed cistern. There are built-in storage cupboards along with tiling to the walls, a Velux window within the angled roofline and an upright chrome ladder-style radiator.



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Bedroom Two

This large double bedroom is positioned at the front of the property and would make a perfect teenager's room with plenty of space for additional furniture such as a desk or a two-seater sofa. The room also has a uPVC window and a radiator.



Bedroom Three

This good sized double bedroom is positioned at the rear of the property and has a uPVC window and space for fitted or freestanding furniture. There is also a built-in double wardrobe, coving to the ceiling and a radiator.



Bedroom Four

This bedroom is positioned at the rear of the property and has a uPVC window and a radiator.



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House Bathroom

The stylish house bathroom has a white three-piece suite comprising a P-shaped bath with overhead waterfall-style shower fitting and hand-held shower attachment along with a shower attachment from the mixer tap, a rectangular hand basin with storage cupboards below and a low-level WC with concealed cistern. The tiling is identical to that of the en suite and there is an obscure uPVC window, an extractor fan and an upright chrome ladder-style radiator.



External Details

At the front of the property is a driveway providing parking for several vehicles and access to the garage. The good-sized rear garden is a major selling feature and enjoys a good degree of privacy. There is full width paved seating area which extends to the side and has outdoor lighting and water. Adjoining the patio is a good-sized level lawn and, in the far corner, a second seating area with pergola. There is perimeter walling and fencing and, enjoying a westerly aspect, the garden gets the afternoon sun.



Integral Garage

The garage has power and lighting along with a personal rear door from the utility. It also houses the boiler for the central heating system and has venting for the tumble dryer.

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Directions

