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**Shannon Drive, Mount
Huddersfield,**

Offers over £400,000

MARTIN THORNTON PLATINUM

Positioned at the head of the cul-de-sac on a large corner plot with extensive parking and two garages is this well-appointed, light and bright four double bed roomed detached family home offered with the advantage of no chain. The property is conveniently located for local amenities, schooling and commuting, with ease of access to the M62. The accommodation comprises an entrance porch, hallway, downstairs WC, good sized living room, dining kitchen with integrated appliances and a separate dining/sitting room/optional ground floor fifth double bedroom. On the first floor are four good-sized double bedrooms, the master having an en suite shower room, and the family house bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, there is extensive parking on the paved frontage, an attached garage and a detached garage. The lawned garden backs onto the playing fields. An early inspection is advised to appreciate the amount of accommodation and the layout which maximises the natural lighting.

Shannon Drive, Mount Huddersfield,

Floorplan



All measurements are approximate and for display purposes only

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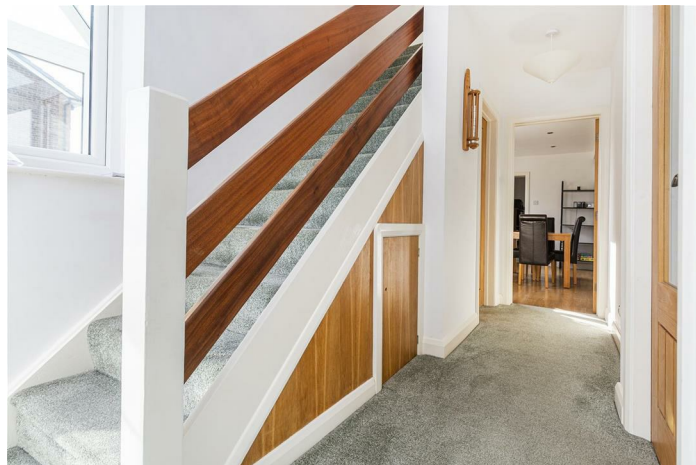
Details



Entrance Porch

The uPVC porch has been recently updated and provides handy storage for shoes and coats, etc. It has uPVC glazing and a high angled roof which lets in an abundance of natural lighting. There is floor tiling and a feature uPVC door gives access to the hallway.

Hallway



The spacious entrance hallway has a staircase rising to the first floor with useful storage beneath. The hallway is particularly light and bright with crisp neutral décor and a radiator. Of particular note are the oak internal doors which can be found throughout the property.

Downstairs WC



This has a two-piece white suite comprising a wash hand basin and low-level WC. There is half height wall tiling, an

opaque uPVC window and an upright chrome ladder-style radiator.

Living Room



This reception room is positioned at the front of the property and certainly has the wow factor. There is a full wall of sliding uPVC patio doors providing access to the garden and a view over the adjoining playing fields. The room is L-shaped and can easily accommodate a good amount of furniture. An additional rear uPVC window maximises natural lighting and there is a radiator.

Dining Kitchen



This is a very large, light and bright eating and entertaining space. The kitchen area has white gloss units with woodblock worktops and a one-and-a-half bowl stainless steel sink unit. Integrated appliances include a five-ring gas

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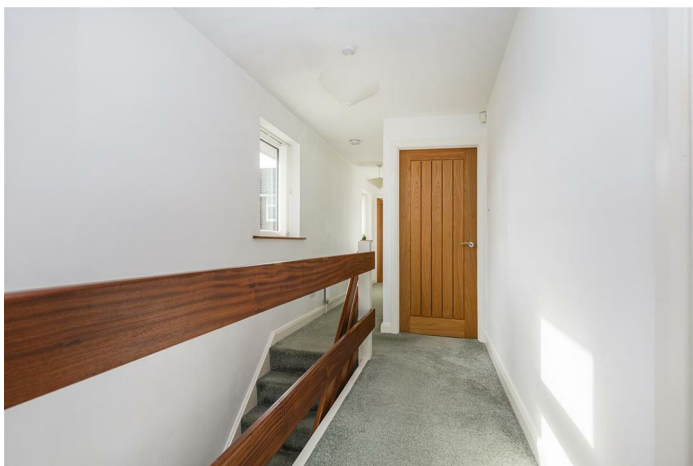
hob with an illuminated canopy style filter hood, oven, grill and washing machine. There is housing for an American style fridge freezer with cold water supply and larger style units. Concealed is the boiler for the central heating system. The room has front and rear uPVC windows and an external uPVC and glazed door. There is ceiling downlighting and a radiator.

Dining/Sitting Room/GF Bedroom



This is a versatile room and has been utilised as all three rooms in the past. It could be a second sitting room, teenagers room, large home office or formal dining room. It has a rear uPVC window and a radiator.

First Floor Landing



From the hallway, the staircase rises to the first floor landing which runs virtually the full length of the property. It has

neutral décor and uPVC windows, being particularly light and bright. There is a useful storage cupboard and a radiator.

Bedroom One



This double bedroom is positioned at one end of the property and enjoys a pleasant outlook over the garden via a uPVC window. The room can accommodate fitted or freestanding furniture and has a radiator. As expected of the master bedroom, it has the advantage of an en suite.

En Suite Shower Room



The shower room has a three-piece suite comprising a pedestal wash hand basin, low-level WC and shower cubicle with overhead waterfall style shower fitting and a hand-held shower attachment. There is tiling to the walls and floor, ceiling downlighting, an extractor fan and an upright chrome ladder-style radiator.

Shannon Drive, Mount Huddersfield,

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Bedroom Two



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

Bedroom Three



This double bedroom has oak style laminate flooring, a uPVC window and a radiator.

Bedroom Four



The final double bedroom has oak style laminate flooring, a uPVC window to the front elevation and a radiator. The room can accommodate a good amount of fitted or freestanding furniture.

House Bathroom



The good sized bathroom has a white three-piece suite comprising a bath with tiled surround and wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, a useful storage cupboard, an opaque uPVC rear window and ceiling downlighting. The room also has an upright chrome ladder-style radiator.

Shannon Drive, Mount Huddersfield,

Details



External Details



Located at the end of the cul-de-sac on one of the larger, if not largest, plots, the property has parking for numerous vehicles on the paved driveway and frontage as well as having two garages. The attached garage has an up-and-over door, power and lighting and a side uPVC window. The detached garage has an up-and-over door and a side window. To the rear of this is a useful store. To the right hand side of the property is the paved pathway with external lighting and there is a good sized level and lawned garden enjoying a pleasant outlook adjoining the playing fields. The pathway continues around to the rear of the property which has been designed for ease of maintenance, being predominantly paved. There are raised beds and borders and perimeter walling with low-level conifers. There is external water and, to the far end, a timber gate.

Tenure

The vendor has informed us that the property is freehold, and we await further confirmation. 23.03.24.

Shannon Drive, Mount Huddersfield,

Directions

