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**Clough Park, Fenay Bridge
Huddersfield,**

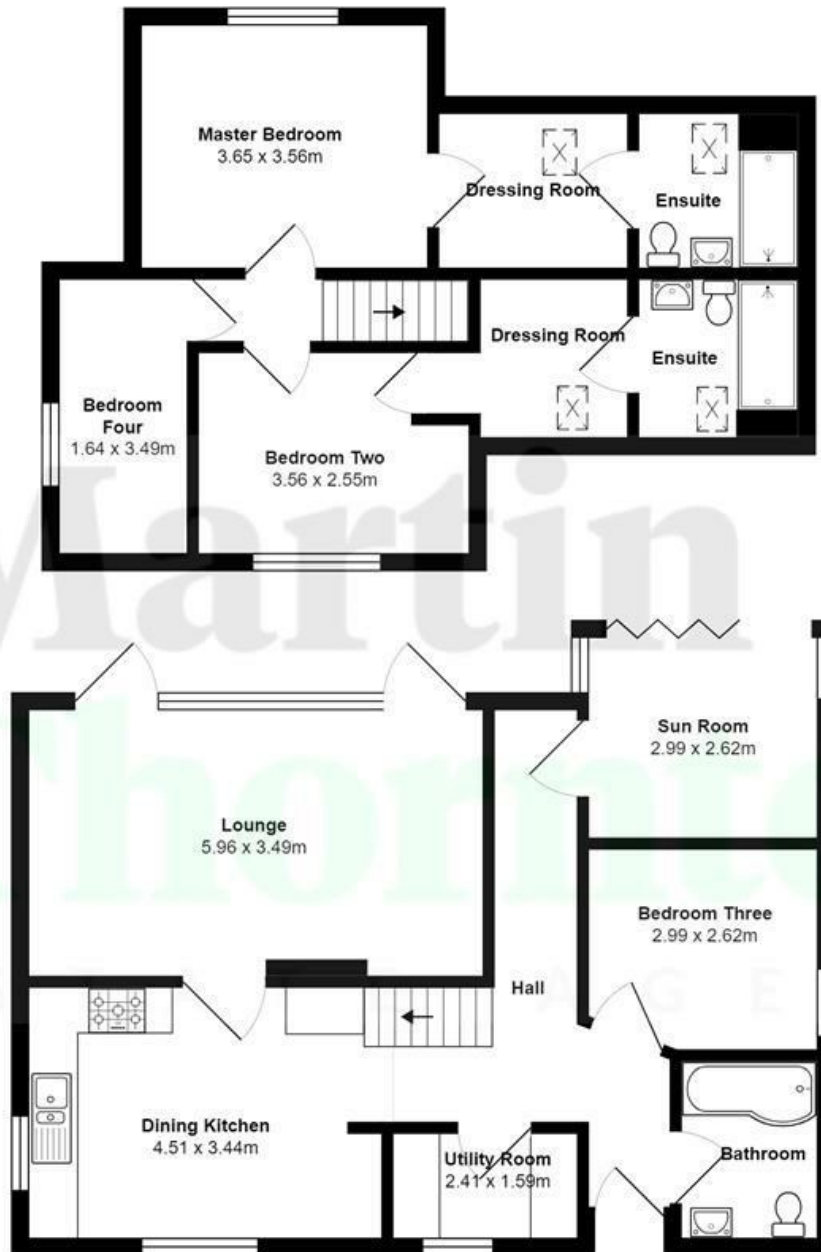
**Offers in the region of
£425,000**

MARTIN THORNTON PLATINUM

This four-bedroom detached family home is presented to a very high standard throughout and enjoys a southerly rear aspect with long distance views. Our clients have redesigned and upgraded the property throughout to offer a high specification, light and bright interior with extensive parking, front and rear driveways and a double garage. The property is located in this well regarded area, perfect for local amenities and schooling. The accommodation comprises an entrance hallway, dining kitchen with granite transformations worktops and integrated appliances, utility room, large living room, garden room with bi-fold doors, ground floor bedroom and bathroom. On the first floor are three further bedrooms, the two doubles with walk-in wardrobes an en suites. There is a gas-fired central heating system and uPVC double glazing. Externally, there is double width parking on the driveway to the front and the rear garden has a full width seating area, canopy, covered barbecue area and a second larger driveway providing extensive parking for several vehicles and access to a large double garage with useful storage above. There is a live planning application for a detached property where the large double garage and extensive parking is presently positioned. An inspection is an absolute must to appreciate the accommodation, position and presentation on offer.

Clough Park, Fenay Bridge Huddersfield,

Floorplan



All measurements are approximate and for display purposes only.

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Details



Entrance Porch

An open entrance porch with uPVC clad ceiling and downlighting gives shelter from the elements. From here, a composite door with opaque glazed panels gives access to the hallway.

Entrance Hallway



This is just a taste of the standard of presentation and accommodation that can be found throughout the property. There is a radiator and Quick-Step laminate flooring which is also in several other rooms. The hallway continues around to the left hand side where there is an open staircase with oak and glass, incorporating useful storage beneath. There is downlighting and a second radiator.

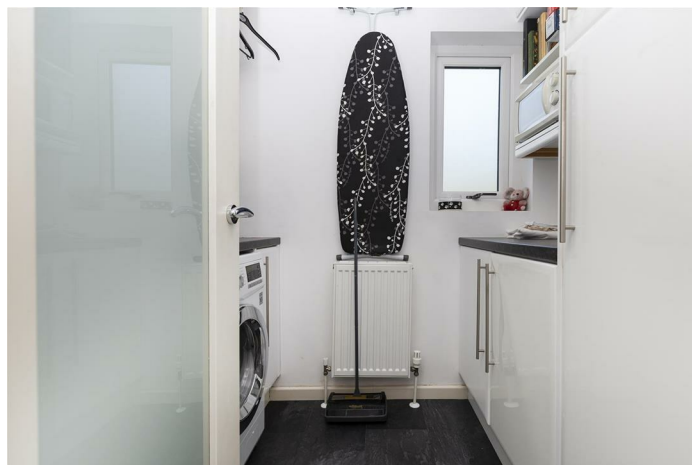
Dining Kitchen



This room is positioned at the front of the property and is

presented to a very high standard. Of particular note are the granite transformations worktops with matching upstands and a one-and-a-half bowl Franke sink with extendable mixer tap along with a separate cold water tap. Integrated appliances include a Baumatic oven with a combination microwave oven above, Baumatic five-ring gas hob with illuminated canopy style filter hood and a fridge. There is under unit lighting along with built-in side-by-side wine racks and ceiling downlighting. The room enjoys a dual aspect with front and side uPVC windows and has Quick-Step flooring, space for a large formal dining table and a radiator.

Utility



This has wall cupboards and base units with working surfaces, housing for a freestanding fridge freezer and plumbing for an automatic washer. Within the utility is the condensing boiler for the central heating system. There is an opaque uPVC window and a radiator.

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Living Room



This room is particularly light and bright, enjoying a southerly aspect and maximising natural lighting. There are twin uPVC glazed doors on either side of two large picture windows taking advantage of the long distance views. The focal point of the room is an American Ash fireplace with marble finish inlay and hearth, home to a remote control electric fire. There is plenty of space for freestanding furniture along with Quick-Step flooring, ceiling downlighting and a radiator.

Garden Room



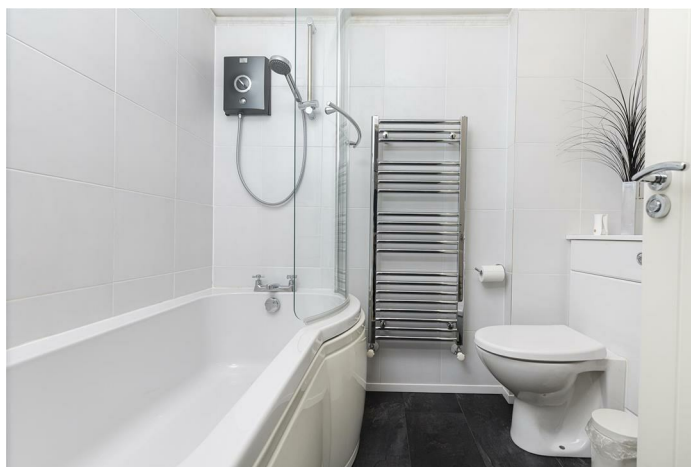
This addition to the property also enjoys a southerly aspect, making it particularly light and bright. It has bi-fold doors with the left hand panel being an opening individual door. There is ceiling downlighting.

Bedroom Four



This double ground floor bedroom could also be used as a playroom or home office. It works particularly well as a bedroom adjoining the ground floor bathroom. The room has ceiling downlighting, an opaque side uPVC window and a radiator.

Bathroom



The well appointed bathroom has a white three-piece suite comprising a P-shaped bath with Aqualisa independent shower over, a hand basin with storage cupboards below and a low-level WC with concealed cistern. There is three quarter height tiling along with a wall mounted mirror with lighting above, ceiling downlighting, an extractor fan and an upright radiator. To the front elevation is an opaque uPVC window. This bathroom could serve as an en suite to bedroom four, as previously mentioned.

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First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing which gives access to the three bedrooms and has ceiling downlighting.

Bedroom One



This double bedroom enjoys a southerly aspect with superb views from its uPVC window towards the Woodsome Valley from its elevated position. The room can accommodate fitted or freestanding furniture. There is ceiling downlighting which can be operated from bedside switches as well as the principal wall switches along with a radiator. In addition, there is access to a walk-in wardrobe/dressing room with high and low level hanging, built-in shelving and a dressing table with drawer. This area has lighting, a Velux window with blind and a door that leads through to the en suite shower room.

En Suite Shower Room



The double shower cubicle has a glazed screen and a wall mounted shower from the heating system. There is a hand basin with storage cupboards below and a low-level WC with concealed cistern. The room has a mirror with lighting above along with ceiling downlighting, a Velux window and an upright chrome ladder style radiator.

Bedroom Two



This double bedroom enjoys a similar layout to the master bedroom with a walk-in wardrobe/dressing room and en suite. There is space for additional furniture and the lighting can be operated from bedside switches as well as the principal wall switches. The room has a radiator and a door leading to the walk-in wardrobe/dressing area which has high and low level hanging, built-in shelving. There is a Velux window, ceiling lighting and a door that leads through to the en suite shower room.

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En Suite Shower Room



The double shower cubicle has a glazed screen and a wall mounted shower fitting. There is a hand basin with storage cupboards below and a low-level WC with concealed cistern. The room has appropriate tiling, downlighting, a Velux window, an extractor fan and an upright chrome ladder style radiator.

Bedroom Three



This single bedroom has access to eaves storage and the loft area. Our clients have had a single bed in this room, but it could also serve as a home office/study. There is a side uPVC window and a radiator.

External Details

At the front of the property is a perimeter stone wall and a wide pathway with a handrail and gravel borders on either

side. The pathway continues to a lockable gate on the left hand side and there is a double width driveway at the front. Creating a driveway at the front was part of a condition of the live planning application that still exists, which would see the large double garage and driveway being removed and the retaining wall and ground level excavated for a detached property to be built. Accessible from the garden room and living room is a large full width timber decked seating area which enjoys a southerly aspect. This widens to the rear of the garage to easily accommodate outdoor entertaining and dining. There is perimeter hedging along with walling, garden lighting, external power and water. To the side of the property is a covered barbecue area, external lighting and a paved pathway leading to a timber gate. Adjoining the decking are paved areas and well presented borders with gravel and railway style sleepers. Double width steps lead down to the extensive driveway and large garage. There is extensive tarmac parking for numerous vehicles along with decorative block paved detailing, mature beds and borders. In addition, there is an external canopy that extends above the windows and two doors within the living room, providing shelter from the sun (but does require re-covering).

Garage



This large double garage has an automatic up-and-over door, a side personal door, power and lighting. It also incorporates a workshop area. Above the garage and accessed from the timber decking, a timber door gives access to a useful store room area with water, power and lighting.

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Directions

