



Cunnery Meadow, Clayton-Le-Woods

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this gorgeous three-bedroom, semi-detached home, with no chain, located in a quiet cul-de-sac in the heart of Clayton-Le-Woods. Finished to a high standard, this property offers spacious and modern living accommodation, offering both comfort and style. Its prime location ensures easy access to local amenities, including shops, well-regarded schools, and recreational facilities, all within a short distance. Excellent transport links, including nearby motorways and public transport options, make commuting a breeze.

Upon entering the home, you are greeted by an expansive lounge/diner, designed to create a light and airy atmosphere. This generous space features an open staircase and french doors that lead directly into the beautifully landscaped rear garden. There is ample room for a large sofa set and a family dining table, making it the perfect area for entertaining. The adjacent kitchen, offering ample wall and base units, has space for freestanding appliances and enjoys views of the garden. Additionally, the kitchen provides access to the integrated garage, which is currently used for storage but offers potential for conversion into extra living space or a utility room.

Moving to the first floor, you will find three well-sized bedrooms. The master bedroom boasts dual-aspect windows, flooding the room with natural light, while the second bedroom offers integrated storage. Bedroom three, currently used as a dressing room, also has plenty of potential as a home office or nursery. Completing the first floor is a modern three-piece family bathroom with an over-the-bath shower, finished with contemporary fittings.

The exterior of this home is equally impressive. The large driveway can accommodate two to three cars and leads to an integrated garage. The newly installed front and rear doors add a touch of modernity to the home's exterior. The rear garden is both spacious and private, featuring paved and gravelled areas that require minimal upkeep.

This property offers a fantastic opportunity for those looking for a modern, well-maintained home in a prime location.











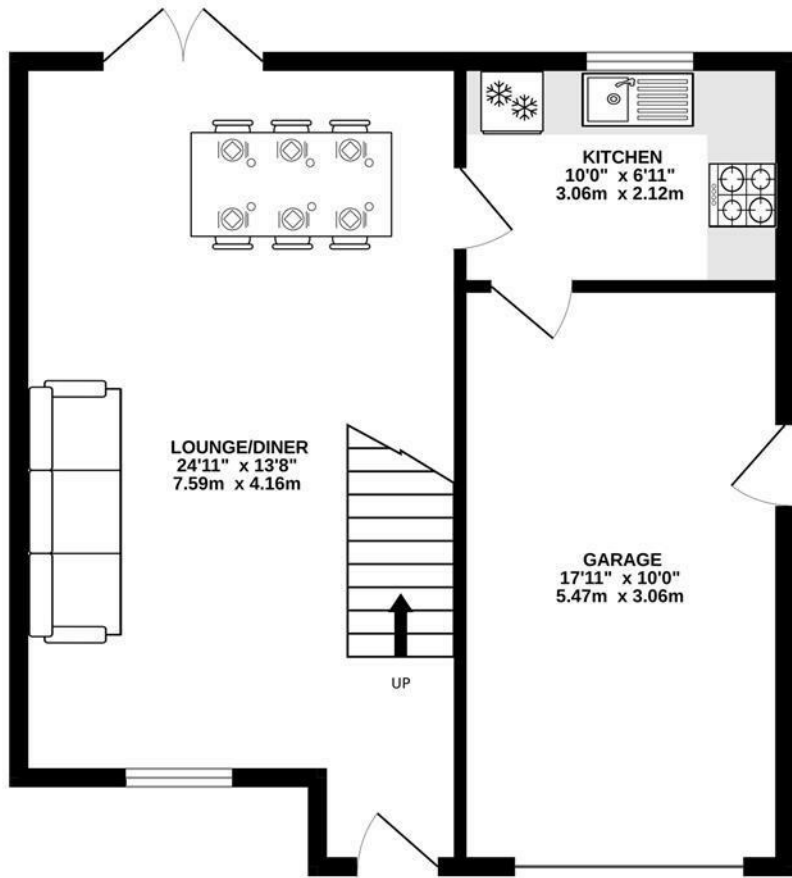
BEN ROSE



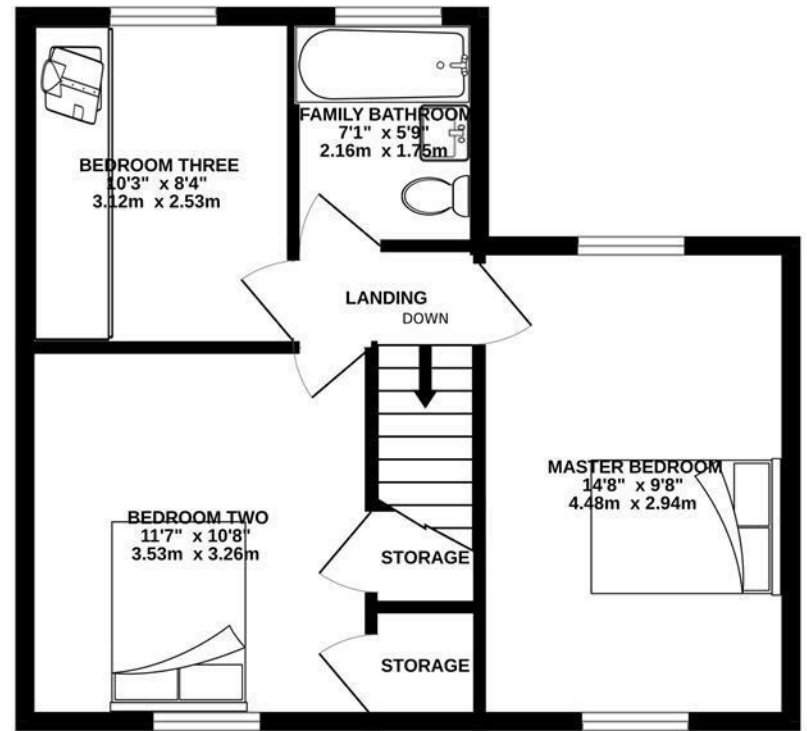
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GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.

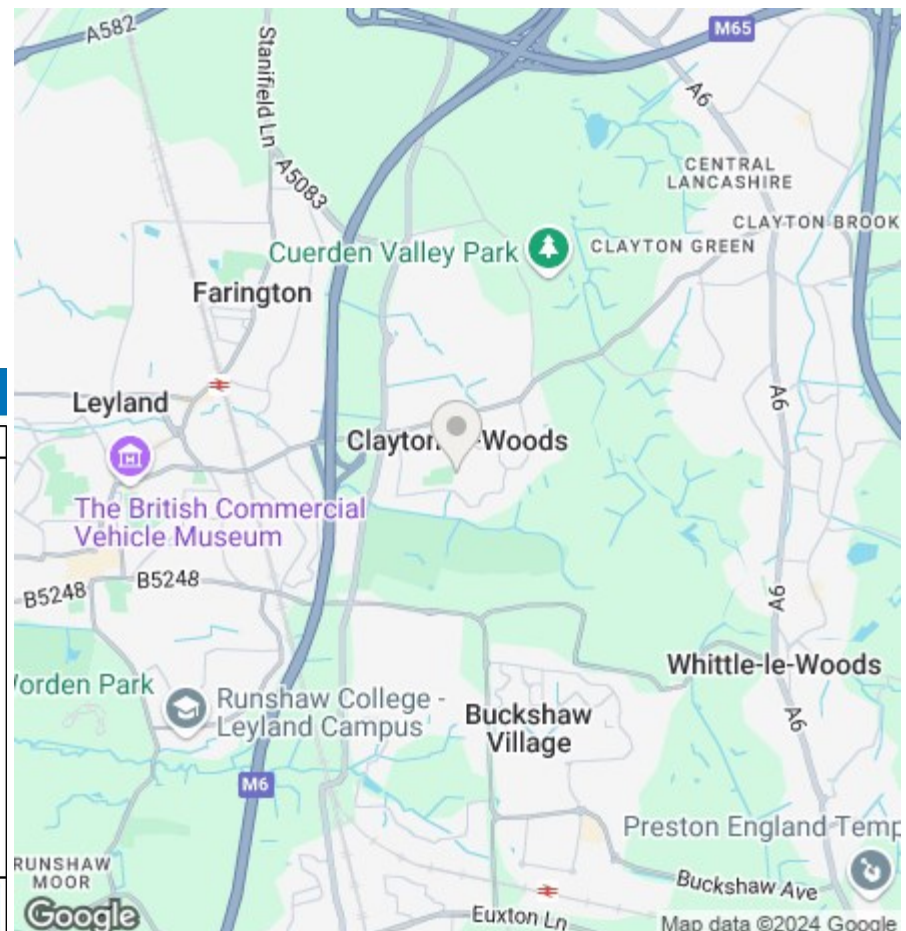


TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	