



wards
Residential

4 Wentworth Avenue, Elmhurst, Leicester, LE9 7NG
£385,000

Wards are delighted to present this immaculate Houghton design detached family home built by Morris Homes in 2015 occupying a desirable corner plot. The property briefly comprises: Ground Floor: Entrance Hall, Kitchen, Lounge/Dining Room, Utility Room and WC. First Floor: Master Bedroom with an ensuite along with three good sized Bedrooms and a Family Bathroom. Externally, there is a double width tarmac driveway leading to a detached garage, maintained front garden with attractive gardens to the rear consisting of Indian stone patio, raised beds and decked area. Situated in a highly sought after location within walking distance of local amenities and scenic countryside. UPVC double glazing & gas central heating with a newly installed boiler.

Kitchen/Dining Room

6.36 x 3.58 Meters

Open plan dining kitchen boasting a stylish range of gloss white cabinets, soft close doors, an integrated Neff oven and dishwasher, herringbone flooring, and bifold doors that open onto the rear garden.



Living Room

6.36 x 3.62 Meters

UPVC double glazed windows to the front, rear and side elevations. Newly carpeted flooring



Master Bedroom

3.41 x 3.35 Meters

Located at the rear with carpeted flooring and a UPVC double glazed window to the side elevation.

Ensuite

2.89 x 1.64 Meters

Fully tiled enclosed shower cubicle, pedestal wash basin, low level WC, and modern tiling.

Bedroom 2

3.96 x 2.95 Meters

UPVC double glazed windows to the front and side elevations. Carpeted flooring.





Bedroom 3

3.41 x 2.9 Meters

UPVC double glazed window to the rear elevation with fitted wardrobes and carpeted throughout.

Bedroom 4

3.35 x 2.95 Meters

UPVC double glazed window to the front elevation with carpeted flooring.

Bathroom

3.14 x 1.83 Meters

Fitted with a three-piece white suite comprising of a low-level WC, bath with shower and a vanity sink unit with storage beneath. With modern tiled surrounds and a UPVC double glazed window.



Utility Room

1.94 x 1.53 Meters

Adjacent to the kitchen, the utility room includes wall and base cabinets, a sink along with plumbing for a washing machine and access to the side of the property.

Downstairs WC

1.94 x 1 Meters

Tiled flooring with a low-level WC and corner sink.

Outside

Maintained front garden with attractive gardens to the rear consisting of Indian stone patio, raised beds and decked area.

Garage

Single garage with power lighting and up and over door.

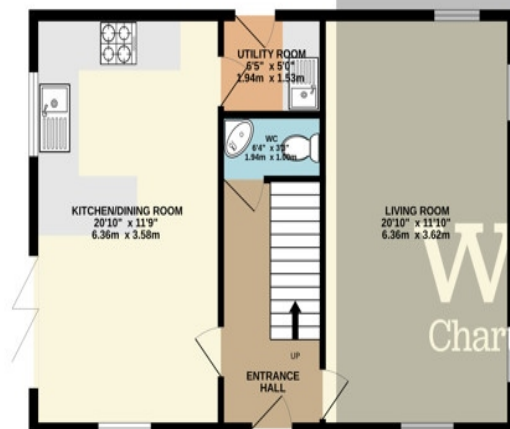
EPC - to follow

Council Tax Band - E

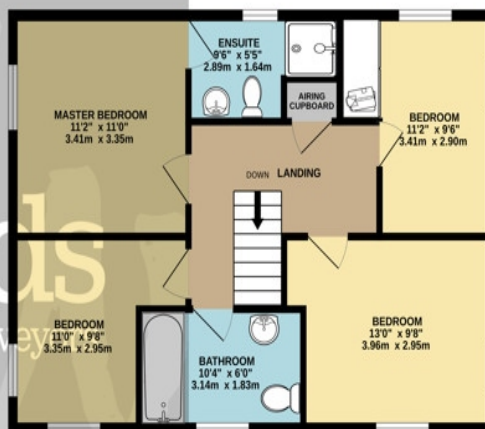
Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 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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