



**TRUESDALE GARDENS, LANGTOFT, PE6 9QQ**  
**£425,000 FREEHOLD**

A well balance detached family home with double garage set within a small enclave at the end of this popular residential close. Very well maintained and improved by the current vendors to provide a spacious abode over both floors.

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A well balance detached family home with double garage set within a small enclave at the end of this popular residential close. Very well maintained and improved by the current vendors to provide a spacious abode over both floors, with three reception rooms providing versatile living space to the ground floor, along with five bedrooms to the first floor, two of those benefitting from en-suite shower rooms and the family bathroom complimenting the additional three bedrooms.

#### ACCOMMODATION

Across the gravelled double width driveway and paved pathway flanked by manicured lawns leads to the entrance door, and

#### ENTRANCE HALL

A pleasant welcoming entrance hall with two radiators, power points, stairs to first floor accommodation

#### CLOAKROOM

With frosted UPVC window to front aspect, with wc, wash hand basin set in vanity storage unit, tiled splash back, heated towel rail

#### SITTING ROOM

17' x 10'5 with UPVC window to side aspect, and UPVC French doors opening out to the rear garden, a lovely and pleasant space with two radiators, gas fireplace set in feature surround, power points, TV point

#### DINING ROOM

12'2 x 10'7 with UPVC window to front aspect, a comfortable room perfect to entertain the family at Christmas, radiator, power points

#### KITCHEN BREAKFAST ROOM

18' maximum x 15'5 maximum, L-shaped room, a great and social space that can be worked around modern living that family living now desires with UPVC window to rear aspect, fitted with a range of modern base and eye level storage units with contrasting work surface, with space for range cooker, extractor hood above, space for dishwasher,

space for American style fridge freezer, stainless steel sink unit with mixer tap, tiled splash back, two wine racks, radiator, power points

#### UTILITY ROOM

6'5 x 9'4 with UPVC window to front aspect, an excellent addition to the home and kitchen area with wall and base level storage units with contrasting work surface, stainless sink unit with mixer tap, tiled splash back, space for washing machine, space for tumble dryer, wall mounted has central heating boiler, radiator, power points, entrance door to courtyard area to the front

#### FAMILY/DAY ROOM

14' maximum x 14' maximum, L-shaped room, with UPVC window to rear aspect, an ideal third reception room to relax or utilise as a playroom or home office space, radiator, power points, recessed ceiling spotlights, wall light point, UPVC French Doors opening out to the patio and garden

#### LANDING

With UPVC window to rear aspect, airing cupboard housing hot water tank and shelving space, access to loft space

#### BEDROOM ONE

9'7 x 13'4 a beautiful addition to the home within the two-storey extension, a spacious room with vaulted ceiling, radiator, power points, two Velux windows, door to;

#### EN-SUITE

With tiled double shower cubicle with electric shower over, pedestal wash hand basin, wc, half height wall tiling, heated towel rail, Velux window

#### BEDROOM TWO

12' x 10'7 with UPVC window to front aspect, radiator, power points, door to;

#### EN SUITE

With frosted UPVC window to front aspect, recessed shower cubicle with shower over, wc, wash hand basin set in vanity storage unit, full height wall tiling, radiator

#### BEDROOM THREE

12'4 x 9'5 with UPVC window to front aspect, radiator, power points

#### BEDROOM FOUR

13'1 x 7'3 excluding built in wardrobes with UPVC window to front aspect, built in treble wardrobe, radiator, power points

#### BEDROOM FIVE

7'8 x 8'10 with UPVC window to rear aspect, radiator, power points

#### FAMILY BATHROOM

With frosted UPVC window to rear aspect, panelled bath with mixer taps and hand shower attachment, pedestal wash hand basin, WC, wall tiling, heated towel rail, extractor fa

#### OUTSIDE

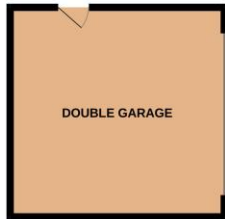
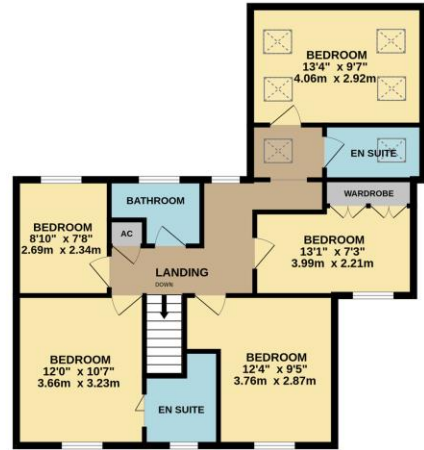
Set at the end of this popular residential close, approached via a shared gravelled driveway with the neighbouring property, double width driveway providing vehicular parking leading to the detached double garage (with power and light connected). The front of the property is open plan with attractive manicured lawns and pathway leading to the entrance door, side gated access leads to the rear garden, a second pedestrian gate leads to the courtyard area and pedestrian door which opens into the utility room, ideally for those muddy and wet dog walks to clean off. The rear garden is enclosed by timber panelled fencing to side and rear aspect and takes advantage of the property being in a tucked away position to provide a rear and side garden, mainly laid to lawn with hedging and shrub borders, a private and spacious patio area provides an ideal entertaining space for when the family visit, pedestrian door to the detached double garage.



GROUND FLOOR  
1133 sq.ft. (105.2 sq.m.) approx.



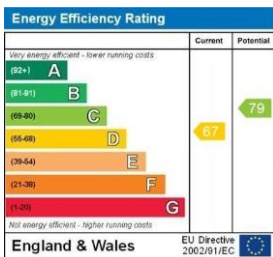
1ST FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 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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