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**Grove** *Village*

*...doing things differently*

**9 Wannerton Road, Blakedown, DY10 3NG**

**Guide Price £725,000**

# Fabulous Detached Family Home

Welcome to this charming property located on Wannerton Road in the picturesque village of Blakedown.

This delightful house boasts a spacious layout with two reception rooms, four bedrooms, and two bathrooms, providing ample space for comfortable living. The large kitchen diner is perfect for hosting family gatherings.

Step outside to discover the beautifully landscaped garden, offering a tranquil retreat where you can relax and unwind. The property also features a convenient driveway and garage, ensuring parking is never an issue.

Situated in an excellent cul-de-sac location, this home provides easy access to local amenities, schools, and transport links, making it ideal for families or professionals alike.

Don't miss the opportunity to make this house your home and enjoy the best of village living in Blakedown. Contact us today to arrange a viewing and experience the charm of this lovely property for yourself. EJ 6/6/24 V1 EPC=C







## Approach

Approached via block paved driveway with lovely planter bed and gate to side.

## Entrance Hall

With central heating radiator, Karndean wood effect flooring, two large storage cupboards and stairs to first floor. Doors radiating to:

## Play Room/ Snug 8'6" x 10'2" (2.6 x 3.1)

With double glazing window to front and central heating radiator.

## Living Room 20'0" x 13'9" (6.1 x 4.2)

With double glazing window to side and bifolds out to rear, two central heating radiators and feature open fire place with slate hearth, oak beam mantle and log burner.

## Kitchen Diner 23'3" max 14'5" min x 19'8" max 7'2" min (7.1 max 4.4 min x 6.0 max 2.2 min)

With bifold doors out to rear, two Velux skylights, Karndean wood effect flooring and underfloor heating. Featuring a variety of fitted Masterclass wall and base units with work surface over and matching island with breakfast bar. One and a half bowl stainless steel sink with drainage, various integrated appliances such as dishwasher, fridge freezer and wine fridge. Neff oven, microwave and warming drawer, induction hob with integrated extractor fan. With door leading into utility.

## Utility 6'10" x 8'6" (2.1 x 2.6)

With double glazing window and door to side, fitted wall and base units with work surface over, stainless steel sink with drainage and space and plumbing for white goods.

## W.C. 4'11" x 5'10" (1.5 x 1.8)

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and half walls. Fitted w.c. and floating hand wash basin.

## First Floor Landing

Gallery style landing with double glazing window to front, central heating radiator and access to loft via hatch.

## Bedroom One 17'8" x 11'1" (5.4 x 3.4)

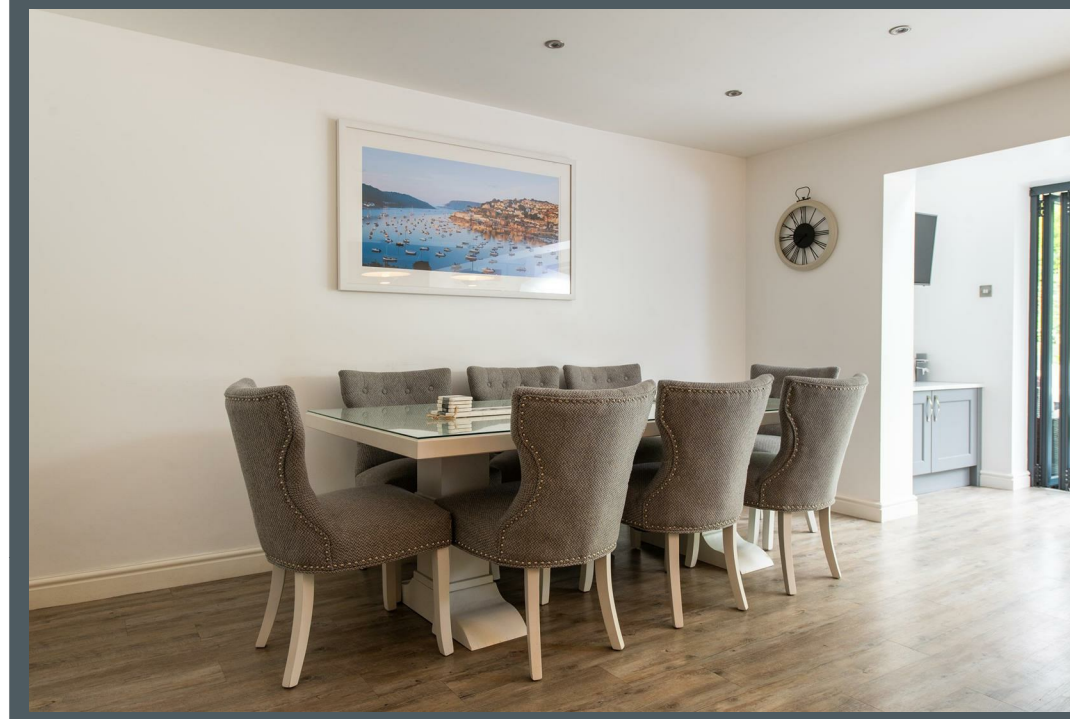
With double glazing window to rear and obscured double glazing window to side, central heating radiator and fitted wardrobes for storage. Door leading through into en-suite.

## En-suite 10'5" x 6'10" (3.2 x 2.1)

With obscured double glazing window to front, two chrome heated towel rails and tiling to walls and floor with underfloor heating throughout. W.c., large floating vanity unit with storage and His & Hers sinks, large walk in shower with glass screen, hand held shower and drench head over.

## Bedroom Two 14'5" x 13'9" (4.4 x 4.2)

With double glazing window to rear and central heating radiator.











**Bedroom Three 13'9" max 10'5" min x 10'9" max 9'2" min (4.2 max 3.2 min x 3.3 max 2.8 min)**

With double glazing window to front and central heating radiator.

**Bedroom Four 14'9" x 8'6" (4.5 x 2.6)**

With double glazing window to rear and central heating radiator.

**Family Bathroom 9'6" x 5'10" (2.9 x 1.8)**

With obscured double glazing window to front, chrome heated towel rail and tiling to floor and walls. w.c., vanity wash hand basin with storage, feature freestanding bath with hand held shower and corner shower cubicle with hand held shower, drench head and inset shelving. Further inset mirrored cabinet and underfloor heating throughout.

**Garden**

With large patio, lawned area and decked seating area. Space with bark for playground equipment, various planting beds and established borders with fence panels. Gate to side for access.

**Garage 18'4" max 15'5" min x 15'5" max 7'6" min (5.6 max 4.7 min x 4.7 max 2.3 min)**

With electric up and over garage door, lighting overhead and housing boiler with tank.

**Tenure**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

**Council Tax Band**

The council tax band is G.

**Money Laundering Regulations**

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate

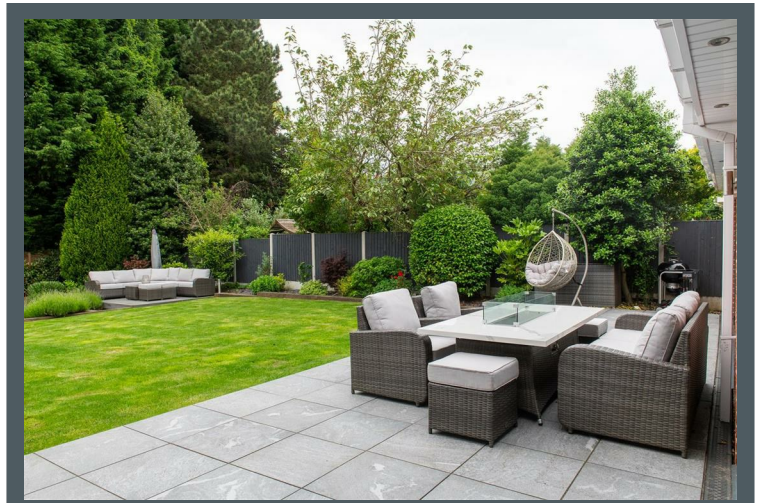
physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

**Referral Fees**

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.







TOTAL FLOOR AREA : 2244 sq.ft. (208.5 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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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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