



**38 CAVENDISH ROAD, ST10 4RH**  
**£435,000**

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## DESCRIPTION

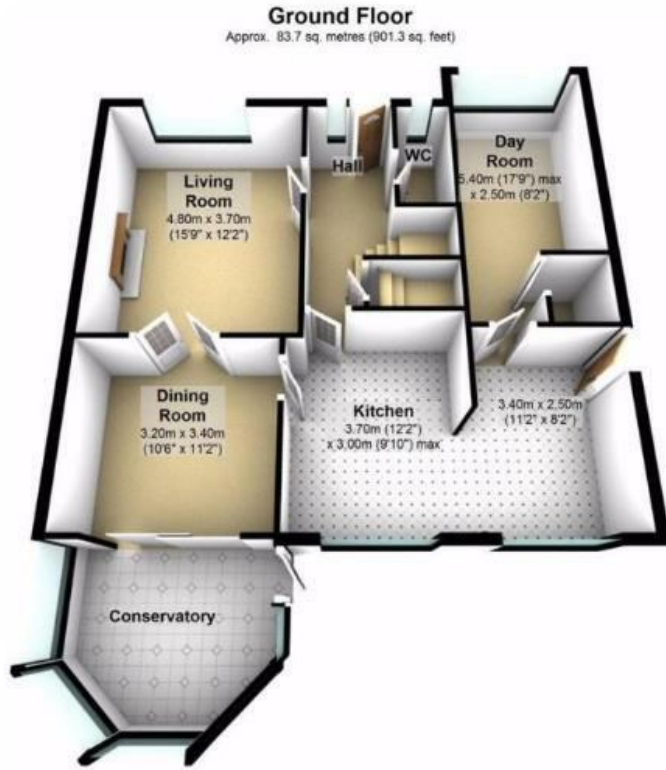
THIS BEAUTIFUL SOUTH FACING, FOUR-BEDROOM, DETACHED FAMILY HOME IS SET IN A FANTASTIC LOCATION. The property benefits from a large detached garage, gated access from the rear into Gorsty Hill fields that lead down to Wentlow's Park - absolutely perfect for dog walkers and families! The property comprises of entrance hallway, ground floor WC, under stairs cloakroom, lounge with double doors leading into the dining room, conservatory which overlooks the garden. Large modern fitted kitchen with double porcelain deep sink including a boiling/filtered water Kettle taps, Flavel Dual Fuel Range Cooker, built in dishwasher and breakfast bar leading into utility room and office/family room. The first floor offers four bedrooms, master bedroom with built in wardrobes with a recently renovated en-suite shower room, loft access and a family bathroom. The garden has been attractively landscaped to create a stunning space with a lawn garden area, patio and gazebo (with lighting), and lower paved area, easy to maintain and fabulous for enjoying all year round! To the rear of the garage is a brick outhouse with lighting (Approx. 3.2M-2.1M) Detached brick-built garage added by the current vendors, offers independent oil-fired central heating, insulation, lighting and electrics, underfloor heating and an electric roll shutter door - (Approx. 9M-3.3M) This perfect home also offers a large driveway with an abundant amount of parking. VIEWING IS HIGHLY RECOMMENDED - CALL TODAY TO BOOK YOUR VIEWING.

## KEY FEATURES

- Four Bed Detached Family Home
- Gated Entrance from the Garden into Gorsty Hill Fields
- Large Driveway
- Countryside Views
- Ensuite to Master Bedroom
- Generous South Facing Gardens
- Lovely Cul-de-Sac Location
- Large Detached Garage with Under Floor Heating and Brick Outhouse
- Conservatory
- Large Kitchen







Total area: approx. 137.3 sq. metres (1477.8 sq. feet)



# ASHWORTH HOLME

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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