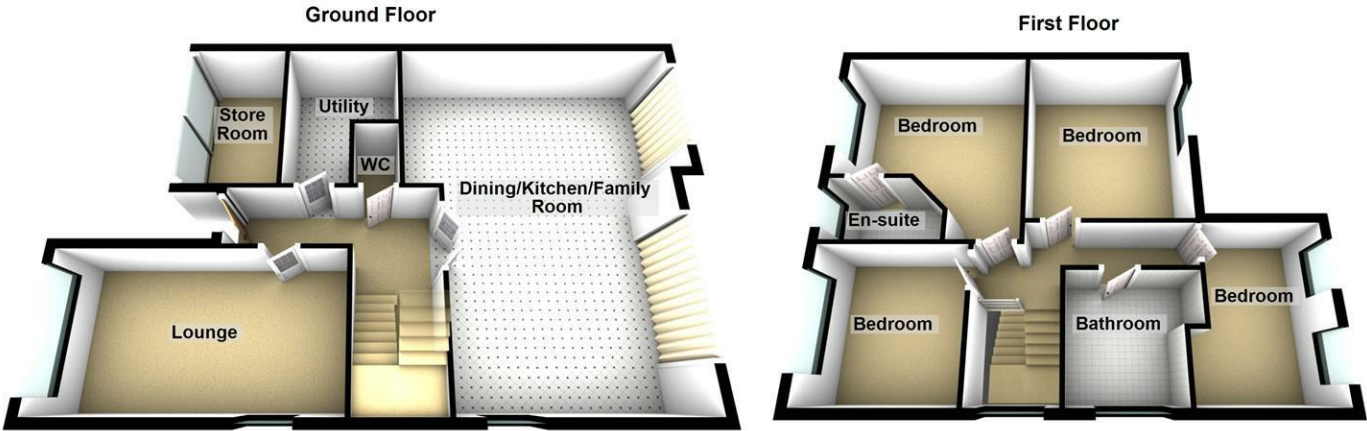


BOULTONS

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23 Gregory Drive, Huddersfield



23 Gregory Drive
Kirkburton, Huddersfield, HD8 0XH

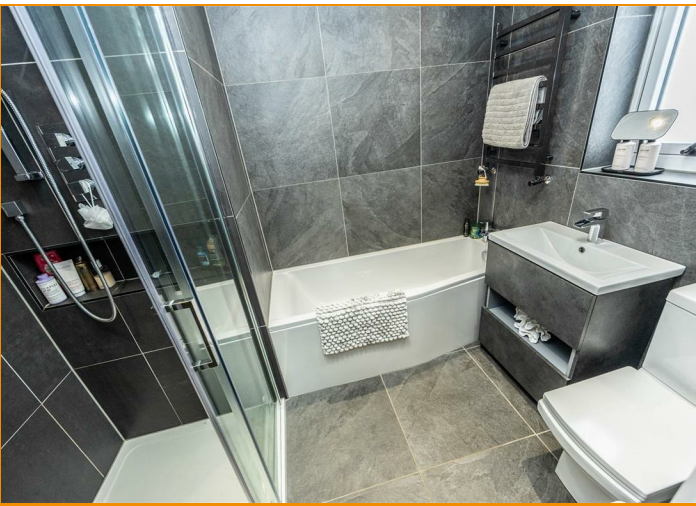
£550,000

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Tucked away on an exclusive cul-de-sac in the charming and popular village of Kirkburton is this nearly new four bed detached home, offering a perfect blend of modern and practical family living. With four spacious double bedrooms and two very well-appointed bathrooms, this home is ideal for those seeking comfort, style and a whole lot of luxury.

The high-quality specifications throughout the property ensure an attention to detail that helps both social day to day living and private spaces for work, rest and play.

The living kitchen displays a blend of natural materials and contemporary fixtures that along with the abundance of natural light and easy access to the garden make for a true heart of the home.

Its prime location is particularly appealing, as it is situated near highly regarded schooling, making it an excellent choice for families with children. Additionally, the proximity to open countryside and local recreational facilities allows for those who enjoy outdoor activities of all types.

This fine home combines comfort, elegance, and convenience. If you are looking for a property that meets the needs of a modern family while being close to essential amenities and beautiful landscapes, this home on Gregory Drive is an opportunity not to be missed.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

15'11" x 3'10" extending to 16'0"

Accessed via a modern composite wood grain effect front door with double glazed inset panel, access to all principle ground floor rooms and the first floor via a turned feature staircase with oak newel post balustrade and glass inset panels. There are excellent levels of natural light flooding into this grand reception hall via the uPVC double glazed picture window positioned on the turn of the staircase. You will also find a vertical designer radiator, a white ash style laminate floor covering, useful cupboard storage under the stairs and an alarm control panel.

LOUNGE

17'10" x 9'8"

A beautiful and crisply presented reception room contrasted with traditionally styled, distressed oak frame double glazed windows allowed natural light to flood into the room, further supplemented by a a double glazed window positioned to the side elevation. The window sill also has an oak finish and there is provision for a wall mounted television recessed into the wall providing an attractive media feature. There are two modern column central heating radiators, spotlights within the ceiling and provision for additional ambient lighting.

UTILITY ROOM/BOOT ROOM

9'10" x 5'6" min, 9'6" max

This versatile room has plumbing for a washing machine, provision for a dryer, space for additional white goods, cylinder and boiler, fitted shoe cupboards, cloaks hanging and a central heating radiator. The white ash style floor covering is continued and there is an extraction unit along with spotlights.

CLOAKROOM/WC

4'6" x 3'6"

Fitted with a contemporary two piece white suite comprising vanity hand wash basin with chrome mono block tap over with a mosaic splashback and there is a low flush wc. Lighting comes in the form of spotlights in the ceiling and there is an extraction unit.

LIVING KITCHEN

23'11" max x 20'8" max

A wonderfully light and bright, day to day living space with kitchen, dining and seating areas all flowing into each other and which are flooded with natural light via the uPVC double glazed picture window positioned to the gable end and the two sets of bi-fold doors to the rear elevation. There is attractive distressed oak detail on display. The kitchen area is fitted with a range of contemporary high quality "German style" handlesless wall and base units in a stone finish with matching working surfaces and contrasting distress oak style breakfast bar. The kitchen is further equipped with a four ring induction hob, side by side ovens, one of which houses the warming plate facility, integrated fridge, instant Quooker boiling hot water tap, integrated dishwasher along with contrasting pan and cutlery drawers, wine fridge integrated concealed extraction unit, ambient lighting, three contemporary, yet traditionally styled column radiators, ambient spotlighting and a white ash style floor covering which is continued from the reception hall and ties n the majority of the ground floor accommodation.

FIRST FLOOR

LANDING

5'10" min x 12'5" plus rear section, 7'10" x 2'11"

MASTER BEDROOM

14'1" to the robe x 9'10" ave or 14'5" max

With a fabulous distressed oak double glazed window to the front elevation providing a traditional feel, contrasted by the contemporary column radiator, spotlights and the fitted furniture which comprises three double robes with a range of hanging and shelving. There are ambient spotlights and an internal door leading to the en suite.

EN SUITE-BATHROOM

6'1" x 8'9" m max into the shower

There is a corner shower with a main rainfall showerhead, chrome mono block fitments, panel bath with waterfall mixer tap over, vanity hand wash basin also with a chrome, waterfall mixer tap and a low flush wc, heated towel radiator, contrasting slate effect tiled walls and floor, spotlights and extraction. There is a uPVC double glazed window with privacy glass inset.

BEDROOM 2

9'2" x 10'5"

With a uPVC double glazed window overlooking the playing fields to the rear with views towards Emley Moor and the surrounding area. There is a central heating radiator and, in keeping with the remainder of the property, this room is in good decorative order.

BEDROOM 3

13'3" x 9'6"

With a dual aspect uPVC double glazed window taking in the aforementioned views, central heating radiator and provision for a wall mounted television.

BEDROOM 4

9'7" x 9'10" max or 7'10"

Two uPVC double glazed windows to the front elevation and a central heating radiator. A loft hatch allows access tot he roof void although this was not inspected at the time of the appraisal.

HOUSE BATHROOM

6'0" x 7'7"

Fitted with a double ended bath with centrally positioned waterfall mixer tap and hand held shower attachment. There is also a separate fitted shower cubicle with main rainfall showerhead and additional hand held shower attachment also with chrome mono block fitments. There is also a vanity hand wash basin with waterfall mixer tap over and a low flush wc. There is a towel radiator with a rose gold finish and there are complementary stone effect tiled walls and floor along with spotlights and extraction in the ceiling and a uPVC double glazed window to the gable end with privacy glass inset.

OUTSIDE

There are attractive landscaped gardens particularly to the rear which include a stone flagged patio seating area together with a second patio area with circular Heritage style feature, raised lawned section extending round the side of the property plus raised beds and planted pockets which are well stocked behind attractive traditional sleeper beds.

To the front: Double width tarmacadem driveway leading to the garage style storage space (although not suitable for vehicle parking), storm porch over the front entrance.

STORAGE SPACE (part of former garage).

6'10" x 9'6"

With remotely operated electric door, fuse board, media and CCTV connectivity and light.

AGENTS NOTES

Security alarm system, CCTV system, underground heating to the ground floor, traditional heating to the first floor, ample off road parking to the front of the property leading to the garage.

