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Picksley Crescent, Holton-le-Clay



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When it comes to
property it must be


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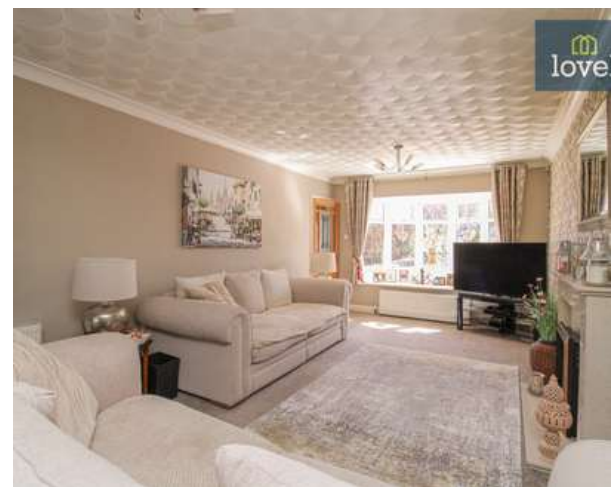
£425,000

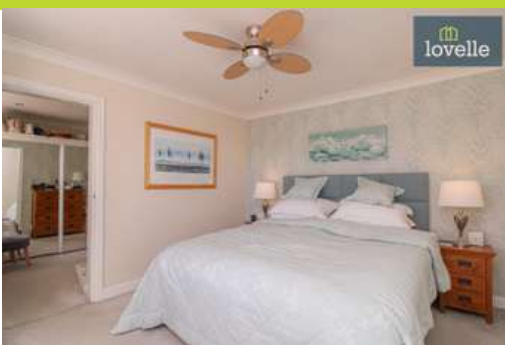


This immaculate, detached house in the desirable village of Holton le Clay offers ample family living space with four double bedrooms, three reception rooms, a stunning kitchen, luxurious bathrooms, and a beautifully landscaped garden, all set on a generous plot in a quiet cul-de-sac with excellent local amenities and transport links.

Key Features

- Exceptional Detached House
- Four Bedrooms
- Two Bathrooms & GF Wc
- Three Reception Rooms
- Stunning Fixtures Throughout
- Generous Plot, Drive & Garage
- EPC rating TBC
- Tenure: Freehold





Presented for sale is this immaculate, detached house situated in the sought-after village of Holton le Clay. This property is optimally positioned on a generous size plot in a quiet cul-de-sac, making it an ideal purchase for families.

Upon entering this home, you are greeted by a welcoming entrance hall with stairs leading to the first-floor landing. Off the hall, you will find a convenient cloakroom complete with a WC and sink, there is also a useful cloak cupboard under the stairs for additional storage. The landing is tastefully decorated to match the hall and provides access to a boarded loft via drop-down ladders.

The property boasts three reception rooms, offering ample space for entertaining and family living. The first is a spacious lounge featuring a cosy, feature electric fire, perfect for those winter evenings. The second is a family lounge with double doors opening to the beautiful garden, seamlessly blending indoor and outdoor living. The third is a dining room, which is open plan to the kitchen, adorned with a luxury LVT floor.

The kitchen is a real showstopper, complete with high gloss units, quartz worktops, two ovens, a five-ring gas hob, and a dishwasher. It offers a breakfast bar seating area and bifold doors leading to the garden, making it perfect for hosting. To add to its convenience, there is also a utility room with matching units, sink and plumbing/space for both a washing machine and tumble dryer.

The property features four double bedrooms, the first of which benefits from a private walk-in dressing room and en-suite bathroom. The remaining three double bedrooms offer ample space for any growing family, with the potential to personalise the rooms to suit individual needs.

This house is served by two bathrooms, each designed with luxury in mind. The first bathroom features a walk-in Aqualisa shower with rainfall shower head, a sink, wc, and vanity units. The second bathroom is a spa-like suite with a freestanding bath, a separate enclosed shower also with an Aqualisa shower and rainfall shower head, a sink, wc, and vanity units.

The property's unique features include uPVC double glazing and gas central heating, ensuring comfort all year round. The home is set on a generous size plot, boasting a large driveway and a garage for secure off-street parking. The garden is a real gem, beautifully landscaped and providing a private, tranquil space to relax or entertain.

The location of this property is remarkable, with excellent public transport links, nearby schools, and local amenities all within easy reach. For those who enjoy the outdoors, there are nearby walking routes to explore.

In conclusion, this is a beautifully presented, detached house in a popular location, offering a wealth of features and ample space for a family. Its circular flowing layout, high-quality fixtures, and ideal location make it a must-see property.





Measurements

Lounge 6.19m X 3.32m
 Family Room 5.01m X 2.79m
 Kitchen 3.14m X 4.18m
 Breakfast Bar Area 3.38m X 1.19m
 Dining Room 3.23m X 3.58m
 Utility Room 1.78m X 3.58m
 Cloakroom 1.72m X 1.79m
 Bedroom 1 3.59m X 3.28m
 Dressing Room 3.56m X 2.74m
 En-suite 2.58m X 2.74m
 Bedroom 2 3.63m X 3.28m
 Bedroom 3 3.13m X 3.12m
 Bedroom 4 2.65m X 3.35m
 Bathroom 0.77m X 1.54m
 Garage 6.46m X 2.75m

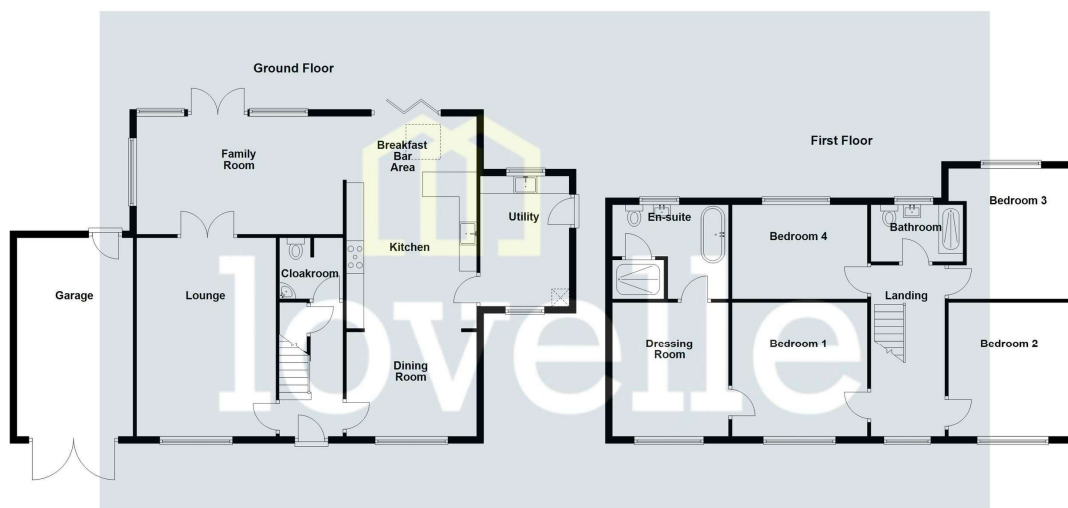
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Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.





Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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