



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Beech Close, Clayton Le Dale, BB1 9JF

Offers Over £195,000

A FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME WITH GORGEOUS VIEWS

Welcome to Beech Close, Clayton Le Dale - a charming three-bedroom semi-detached family home that is sure to capture your heart.

As you step inside, you'll be greeted by a state of the art modern fitted kitchen with high end appliances, perfect for whipping up delicious meals for your loved ones. The large open plan reception room offers ample space for entertaining guests or simply relaxing with your family. The first floor houses three generously sized bedrooms and a three piece bathroom.

Outside to the rear, a lovely garden awaits, providing a peaceful retreat where you can enjoy the fresh air and perhaps indulge in some gardening if you have a green thumb. The front of the property benefits from gorgeous views, off road parking and a single garage, ensuring plenty of space for your vehicles and storage.

Located in a sought-after area, this property offers not just a house, but a home where you can create lasting memories with your family. Don't miss out on the opportunity to make this wonderful property your own!

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 3  1  1  C

- Tenure Freehold
 - Off Road Parking With Driveway And Access To Garage
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Semi Detached Property With Gorgeous Views
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
 - Three Bedrooms
 - Enclosed Rear Garden With Raised Patio Area

Ground Floor

Entrance

UPVC door to porch.

Porch

4'11 x 4'11 (1.50m x 1.50m)

UPVC double glazed window, wood effect flooring and UPVC door to hallway.

Hallway

13'7 x 5'5 (4.14m x 1.65m)

Central heating radiator, stairs to first floor, doors to reception room and kitchen.

Reception Room

27'11 x 10'3 (8.51m x 3.12m)

Two UPVC double glazed windows, two central heating radiators, solid wood floor, television point, coving, door to kitchen and wall mounted electric fire.

Kitchen

13'11 x 7'7 (4.24m x 2.31m)

UPVC double glazed window, vertical central heating radiator, gloss wall and base units, quartz sparkle work tops, chrome USB phone charging points, Neff oven in a high rise unit, four ring induction down draft hob, granite splash back, inset one and a half stainless steel sink with draining ridges within the quartz worktop and spring mixer tap, integrated fridge freezer, dish washer, plumbed for washing machine (which is being left), larder units, USB ports and UPVC door to rear.

First Floor

Landing

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

Bedroom One

13'10 x 10'3 (4.22m x 3.12m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'4 x 7'11 (3.15m x 2.41m)

UPVC double glazed window, central heating radiator and solid wood floor.

Bedroom Three

7'8 x 6'10 (2.34m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

8'6 x 5'5 (2.59m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed shower, tiled elevation, tiled flooring and airing cupboard.

External

Rear

Enclosed rear laid to lawn elevated garden with decking and patio area.
(Flat roof replacement to the rear March 2024 with a twenty year guarantee).

Front

Laid to lawn garden, driveway for multiple vehicles leading to a garage. (Brand new flat roof with a twenty year guarantee, late 2024).



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