



Stoneacre
Properties



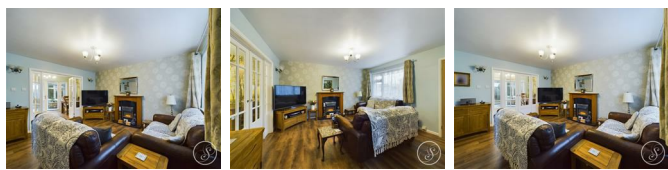
Carr Avenue, LS25 6EG
£330,000

Situated on Carr Avenue, this beautiful detached family home offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families seeking a welcoming environment. One of the many standout features of this property is its location, with playing fields situated to the rear. The property boasts a delightful conservatory, enhanced by a solid roof with skylight window, which allows for an abundance of natural light, creating a warm and inviting atmosphere. The garage benefits from direct access to the house, making it easy to transition from your vehicle to the comfort of your home. The driveway also offers space for additional parking. In brief, this detached family home boasts an entrance porch, lounge, kitchen/diner, conservatory, utility, guest wc, three bedrooms and bathroom. To the rear is a well maintained garden. Early viewings are strongly advised.

ENTRANCE PORCH

Door to front. Door providing direct access into garage. Door leading into lounge.

LOUNGE



To the front is a double glazed window. Central heating radiator. Staircase leading to first floor. Double doors leading into kitchen/diner. Built in storage cupboard.

KITCHEN/DINER



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for washing machine and dishwasher. Electric oven. Gas hob with cooker hood over. Double glazed window. Door leading into utility. Patio door leading into conservatory. Double doors leading into lounge. Central heating radiator. Space for dining table.

UTILITY



Space for fridge/freezer. Door leading out to the rear garden. Double glazed window. Access into WC.

GUEST WC



Double glazed window. WC and wash hand basin.

CONSERVATORY



First Floor Landing

Double glazed window to side. Central heating radiator. Access into the part boarded loft via a pull down ladder.

Bedroom One



To the rear is a double glazed window. Central heating radiator.

Bedroom Two



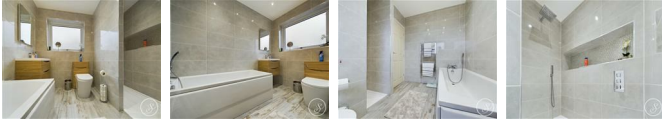
To the front is a double glazed window. Central heating radiator.

Bedroom Three



To the front is a double glazed window. Central heating radiator.

Bathroom



This stunning bathroom comprises of a bath with hand held shower attachment, vanity wash hand basin and wc. In addition there is a beautiful walk in shower.

Garage

Power light and plumbing. Up and over door to front. Door leading directly into the house.

External



To the front is a spacious driveway that leads to a garage. To the rear is a well maintained garden that is mainly laid to lawn.

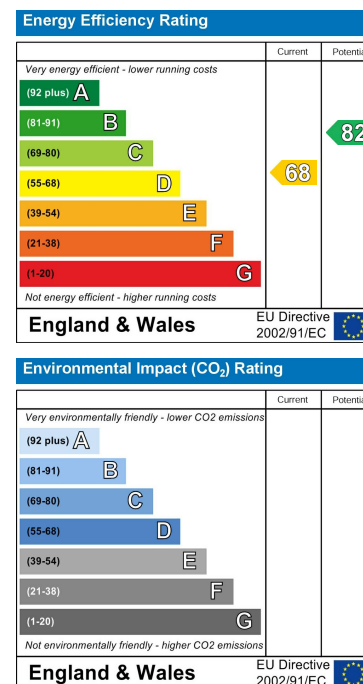
Floor Plan



Area Map



Energy Efficiency Graph



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