



Shillingstone Close, Harwood

Offers in Region of £500,000

Miller Metcalfe
Every step of the way

Set within one of Harwood's most sought-after locations, this impressive and exceptionally spacious four-bedroom family home offers generous living accommodation, excellent privacy and a superb balance of modern style and practicality.

To the rear of the property is the real heart of the home: a substantial open-plan kitchen, dining and family room. The modern fitted kitchen includes integrated appliances and a central island, creating a stylish and practical space for cooking, dining and socialising. With plenty of room for a large dining table and comfortable family seating, this is an ideal setting for family dinners, celebrations and entertaining guests. A modern utility room provides useful additional storage, helping to keep everyday household tasks neatly tucked away. Large bifold doors open directly onto the landscaped rear garden, creating a seamless connection between the indoor and outdoor living spaces during the warmer months. Upstairs, the property offers four bedrooms and two modern bathrooms. The principal bedroom is a spacious retreat with fitted wardrobes and a contemporary en-suite shower room. Bedroom two is a generous double bedroom, bedroom three is another well-sized double with fitted wardrobes. Bedroom four is the smallest of the bedrooms but remains a comfortable and versatile space, also benefiting from fitted wardrobes. A modern family bathroom serves bedrooms two, three and four.

The front of the property offers excellent kerb appeal, with an expansive front garden and a large driveway providing parking for up to four vehicles. The greenery located opposite the property is also included within the title plan, adding to the sense of space.

The substantial garage provides valuable additional storage and houses the boiler.

To the rear, the garden has been beautifully landscaped to create a low-maintenance outdoor space that is ideal for relaxing and entertaining. Furnished by the current owners with garden seating, it provides a wonderful private setting and is a genuine suntrap throughout the day.

Council Tax band: E

Tenure: Leasehold

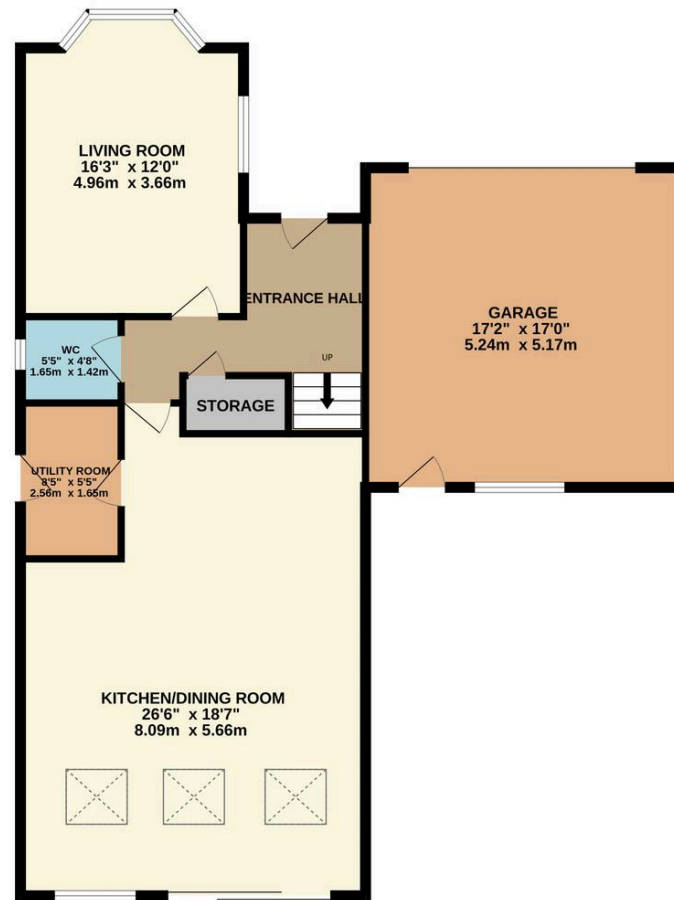
EPC Energy Efficiency Rating: C



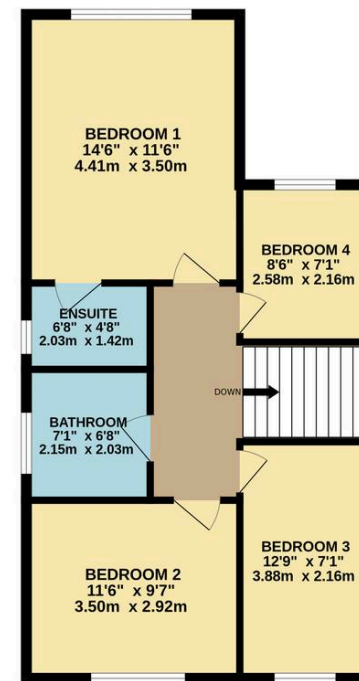




GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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