



5 Sunset Mount, Meanwood
£349,995

ALAN COOKE
SALES & LETTINGS

NO ONWARD CHAIN - FULLY MODERNISED & EXTENDED - THREE BEDROOM SEMI DETACHED BUNGALOW - QUIET CUL DE SAC LOCATION - JUST A FEW MINUTES WALK INTO MEANWOOD - TURN KEY CONDITION - HIGH QUALITY FIXTURES - ENGINEERED TIMBER THROUGHOUT LOWER GROUND

Nestled in a highly sought-after, quiet cul-de-sac just off Sunset Road, this beautiful property offers the perfect balance of a peaceful retreat and urban convenience. The bustling center of Meanwood—with its popular bars, restaurants, and Waitrose—is just minutes away. Nature lovers will also appreciate the immediate proximity to the stunning Meanwood Park and The Hollies.

With a bright entranceway with high ceilings and understair storage, the heart of the home is a spectacular open-plan living, dining, and kitchen area. This bright, expansive space is flooded with natural light from both sides. The contemporary kitchen is fully equipped with sleek, built-in appliances. Practicality is covered with a separate utility room situated at the front of the property, alongside a convenient downstairs WC. A highly versatile third bedroom completes this floor, offering the perfect setup for a home office or guest room.

Upstairs, the master bedroom is simply massive. Featuring a large Velux window that frames fantastic local views, this impressive room also benefits from excellent built-in storage. The second bedroom is

another generous double room. Serving the bedrooms is a luxurious house bathroom, beautifully finished and featuring a bath with an overhead shower.

The property benefits from UPVC double glazing and gas central heating throughout. To the front, an off-street parking bay provides convenient private parking. To the rear is a beautifully secluded, private garden. It features a paved patio area ideal for outdoor dining, alongside a neat lawn bordered by mature shrubs.

AREA

Enjoying an excellent cul de sac location this property in Sunset Mount is in a fantastic location. Just minutes walk away from the bustling Meanwood 'Centre' which has an array of shops including, Waitrose, Aldi and many more. With restaurants and bars to enjoy yet also only minutes walk away from the picturesque Meanwood park and walks round The Hollies and the Meanwood Valley trail linking the University and Golden Acre Park.

There are several local schools within walking distance and is close to David Lloyd leisure centre.

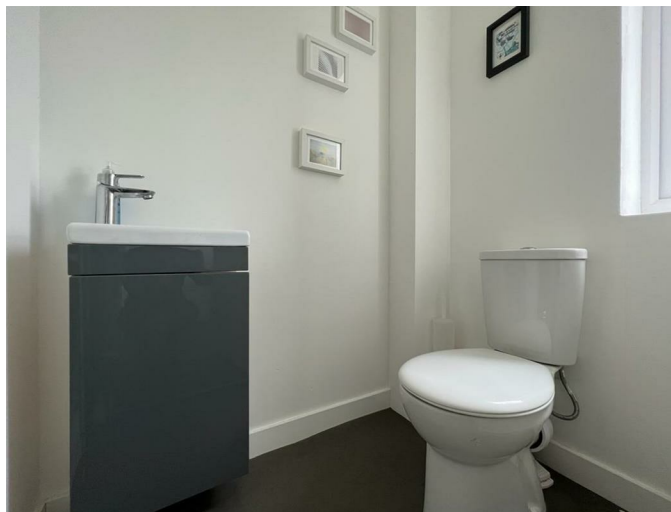
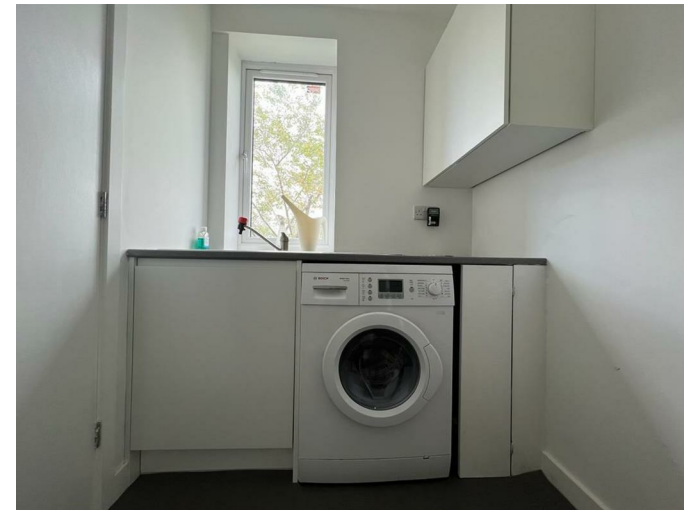


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