



35 Laurel Drive Harriseahead, ST7 4LP

Offers in excess of £290,000



Here at Carters, we are delighted to welcome to the market this beautifully presented three-bedroom detached true bungalow, fully renovated to an exceptionally high standard and located on the sought-after Laurel Drive in Harriseahead.

Stepping through the entrance door, you are welcomed into a stunning open-plan living, dining and kitchen area, featuring elegant parquet luxury vinyl flooring, a bespoke built-in media wall with electric fire, and a striking feature ceiling rose. The kitchen is truly luxurious, offering a range of high-quality fitted units complemented by brass cabinetry accents and integrated appliances.

To the rear of the property are three generously sized bedrooms, providing comfortable and versatile accommodation. The bathroom is a real showstopper, boasting a P-shaped bath with shower over, a stylish countertop wash hand basin, and granite worktops to the vanity unit.

The former garage has been cleverly converted into a gym and storage area, offering two separate rooms ideal for modern living needs.

Externally, to the front of the property is a substantial block-paved driveway providing off-road parking for up to five vehicles, secured by lockable aluminium gates. To the rear is a generous and well-maintained garden featuring a lawn, decorative paved patio, timber decking area, and a greenhouse—perfect for outdoor enjoyment.

Further benefits include all new windows and doors throughout. This exceptional property has been lovingly renovated by the current owners to an extremely high standard, and an early viewing is highly recommended to fully appreciate the quality of finish. Don't miss out on this superb opportunity.

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Entrance Hall

Composite double glazed entrance door to the side elevation.
Coving to ceiling. Luxury vinyl flooring in a square parquet wood effect.

Living Area

10'5 x 11'10" (3.18m x 3.61m)
Media wall with a built in electric fire. Coving to ceiling. Electric heater. Feature ceiling rose. TV point. Luxury vinyl flooring in a square parquet wood effect.

Dining Area

11'10" x 9'5" (3.61m x 2.87m)
UPVC double glazed bay window to the front elevation. Coving to ceiling. Electric heater. Luxury vinyl flooring in a square parquet wood effect.

Kitchen

9'5" x 11'8" (2.87m x 3.56m)
UPVC double glazed window to the front elevation.
Bespoke shaker style fitted kitchen with a range of wall, base and drawer units. Brass hard wear. Built in wine rack. Laminate work surfaces. Resin one and a half sink with a mixer/hose tap. Built in electric oven. Built in microwave.

Electric four ring hob. Built in extractor fan. Integrated fridge freezer. Integrated dishwasher. Integrated washer dryer. Partially tiled walls. Recessed ceiling down lighters. Colour change LED lighting. Tiled flooring.

Inner Hall

Coving to ceiling. Access to the fully boarded loft space which has a ladder and lighting. Luxury vinyl flooring in a square parquet wood effect.

Bedroom One

13'11" x 9' (4.24m x 2.74m)
UPVC double glazed window to the rear elevation.
Coving to ceiling. Wardrobes included. Electric storage heater. TV point. Luxury vinyl flooring in a square parquet wood effect.

Bedroom Two

11'10" x 9' (3.61m x 2.74m)
UPVC double glazed window to the rear elevation.
Coving to ceiling. Electric storage heater. Luxury vinyl flooring in a square parquet wood effect.

Bedroom Three

8'10" x 5'9" (2.69m x 1.75m)
UPVC double glazed window to

the side elevation.

Coving to ceiling. Electric storage heater. Luxury vinyl flooring in a square parquet wood effect.

Bathroom

UPVC double glazed window to the side elevation.

Three piece fitted bathroom suite comprising of; p shaped panel bath with a wall mounted shower over, counter top wash hand basin with a recessed w.c. Fitted storage units with a granite countertop. LED heated de mist vanity mirror. Partially tiled walls. Built in storage cupboard. Tiled flooring with under floor heating.

Garage / Gym

Gym Area : 9'10" x 11'4"
UPVC double glazed entrance door to the front elevation. UPVC double glazed windows to the front and side elevations. Power and lighting.
Garage Area : 9'10" x 7'8"
UPVC double glazed window to the side elevation.
Power and lighting.

Externally

Outside, to the front of the property, is a block-paved driveway providing off-road parking for up to five vehicles, along with secure aluminium lockable gates giving access to the side of the property and the rear garden. To the side, there

is an external water tap.

To the rear, the property enjoys a generous garden, predominantly laid to lawn, featuring a decorative paved patio area, a timber decking area, and a greenhouse.

Additional Information

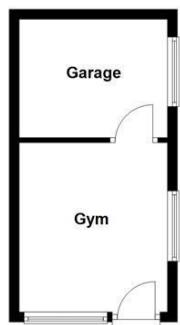
Freehold. Council Tax Band C.

Total Floor Area: 67 Square Meters / 721 Square Foot.

Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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