

MARSH & MARSH PROPERTIES

2 Bilberry Close, Clayton, BD14 6ND

£425,000



****ATTENTION ALL YOUNG & GROWING FAMILIES**** A fantastic **FOUR DOUBLE BEDROOM** detached family home occupying a pleasant position within a sought-after residential cul-de-sac in Clayton. Offering spacious and well-presented accommodation throughout, this superb home is perfectly suited to modern family living, boasting four double bedrooms, multiple reception spaces, a detached double garage, and an enclosed rear garden. Conveniently located close to highly regarded local schools, village amenities, and scenic countryside walks, the property also benefits from quick and easy access to the M62 motorway. In brief, on the ground floor you will find an entrance porch, entrance hall, open plan dining kitchen, spacious lounge, office, and cloakroom. Upstairs is a landing, a double bedroom with en-suite shower room, three further double bedrooms, and a family bathroom. Externally, there is a driveway providing off-street parking for two vehicles, a detached double garage, and an enclosed rear garden with both lawn and patio areas. An internal inspection is strongly advised to appreciate the space and versatility this fantastic family home has to offer.

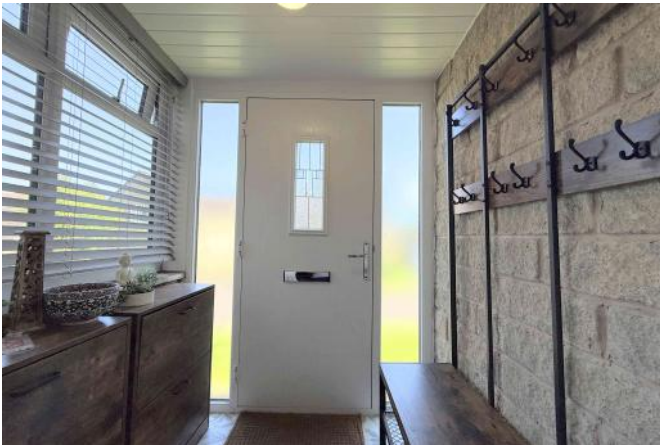
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ENTRANCE PORCH



A welcoming entrance porch featuring exposed stone walls, a composite front door, UPVC windows, and a door leading through to the entrance hall.

ENTRANCE HALL



A spacious and welcoming entrance hall featuring wood effect laminate flooring, an open staircase, coving, and a radiator.

LIVING ROOM 3.8 x 5.8m (25'3 x 16'8)



A spacious family lounge centred around a gas fire set on a marble hearth with wooden mantel. Additional features include coving, two radiators, a UPVC window, and a UPVC sliding door

providing direct access to the rear garden.



KITCHEN 5.1 x 5.7m (16'8 x 18'8)



A modern fitted dining kitchen open plan with the

dining room. The kitchen is fitted with a range of wall and base units incorporating a Belfast style sink with mixer tap and splashback tiling. Appliances include an integrated dishwasher and Samsung extractor fan, alongside space and plumbing for a cooker, American-style fridge freezer, and a washing machine. A central island unit provides additional storage and features a lowered breakfast bar with seating for three and pop-up power sockets. To complete the room there is wood effect laminate flooring, ceiling spotlights, a UPVC window, and a composite side entrance door.



DINING ROOM 4.6 x 2.6m (15'1 x 8'5)



Open plan with the kitchen, this dining area

provides the perfect space for family meals and entertaining. Features include wood effect laminate flooring continuing from the kitchen, coving, a radiator, and a UPVC bay window allowing plenty of natural light into the room.



OFFICE 3.0 x 2.0m (9'10 x 6'8)



A versatile room currently utilised as a home office, ideal for those working from home, with coving, a radiator, and a UPVC window.

CLOAKROOM



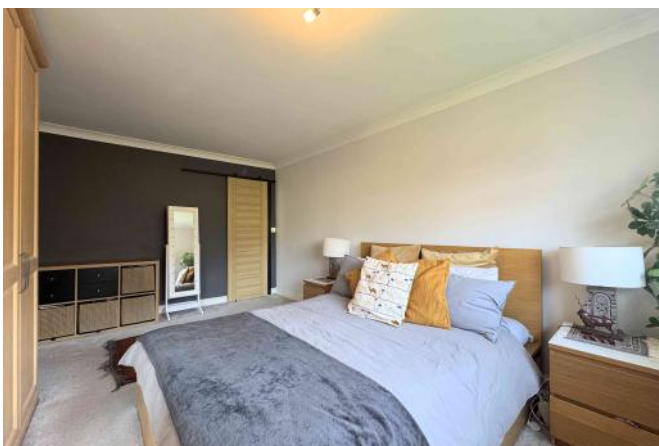
A useful ground floor cloakroom comprising a low flush toilet, pedestal hand wash basin, towel radiator, and a UPVC window.

LANDING



A spacious landing providing access to all first-floor accommodation. Features include an airing cupboard housing the hot water tank, decorative coving, a radiator, a UPVC window, and access to a partially boarded loft space.

BEDROOM ONE 4.7 x 3.3m (10'9 x 15'5)



A generous double bedroom featuring coving, a radiator, and a UPVC window.

EN-SUITE

A modern three-piece suite comprising a shower cubicle with glass screen, rainfall, and handheld power shower as well as a tiles bench, a vanity sink and toilet unit with sprayer attachment.

Additional features include tiled walls, wood effect laminate flooring, ceiling spotlights, an extractor fan, a modern towel radiator, a UPVC window, and a space-saving sliding door.



BEDROOM TWO 3.9 x 3.0m (12'9 x 9'10)



A double bedroom with fitted wardrobes providing useful storage, coving, a radiator, and a UPVC window.

BEDROOM THREE 2.5 x 3.0m (8'2 x 9'10)



A double bedroom with coving, a radiator, and a UPVC window.

BEDROOM FOUR 2.7 x 3.0m (8'10 x 9'10)



A double bedroom featuring coving, a radiator, and a UPVC window.

BATHROOM



A modern four-piece family bathroom comprising a bathtub with rainfall and handheld shower attachment and glass screen, low flush toilet with

sprayer attachment, and vanity sink unit. Finished with wood effect laminate flooring, ceiling spotlights, a modern towel radiator, and a UPVC window.



EXTERNAL





Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

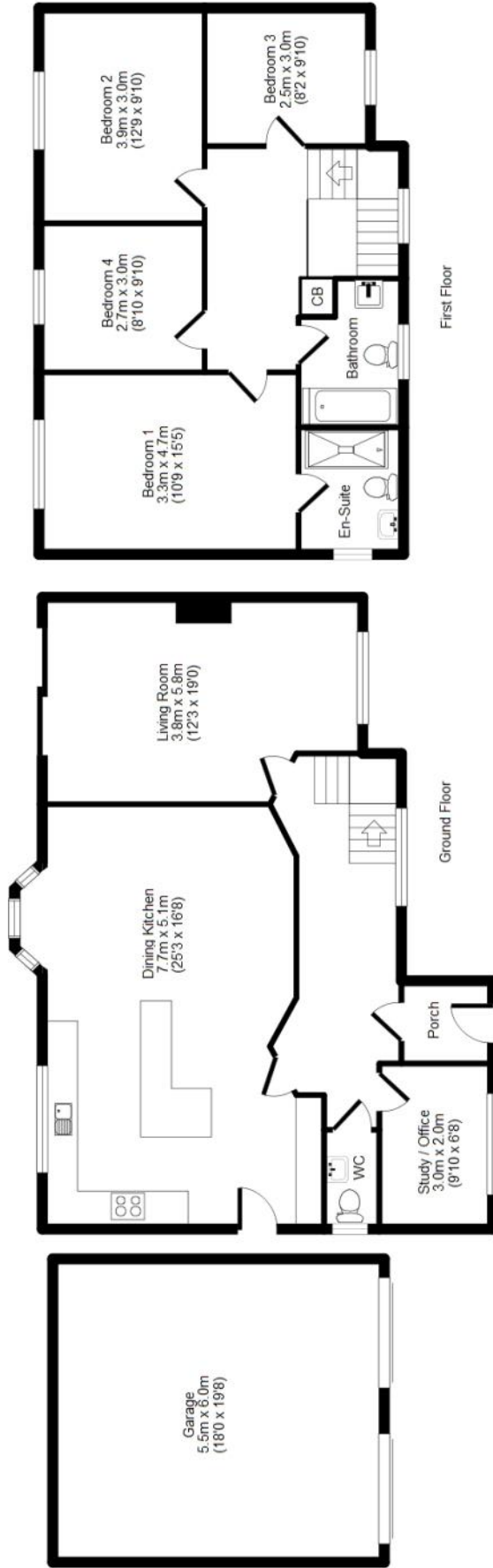
To the front of the property is a lawned garden with mature plants and shrubs to the borders. To the side is a tarmac driveway providing off-street parking for two vehicles and leading to a large detached double garage. A flagged pathway extends around the property to the enclosed rear garden, where you will find a flagged patio seating area and a well-maintained lawn bordered by mature plants and shrubs, creating an ideal space for family enjoyment and outdoor entertaining.

GARAGE 5.5 x 6.0m (18'0 x 19'8)



A substantial detached double garage with power, lighting, roof storage, and two up-and-over garage doors.

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APPROX GROSS INTERNAL FLOOR AREA: 177 sq. m / 1909 sq. ft

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