



## 15 Linnet Close, Wick - BN17 7GW

£455,000 Freehold

- Impressive detached family home offering over 1,500 sq ft of well-planned accommodation
  - Two spacious reception rooms providing flexible living and entertaining space
    - Bright main living room with French doors opening onto the rear garden
- Generous kitchen-diner with ample storage, space for breakfast table and access to integral garage
  - Four excellent double bedrooms, two with built-in wardrobes
  - Private rear garden with wide patio, pergola and additional seating area
- Driveway providing off-road parking for two cars alongside integral garage

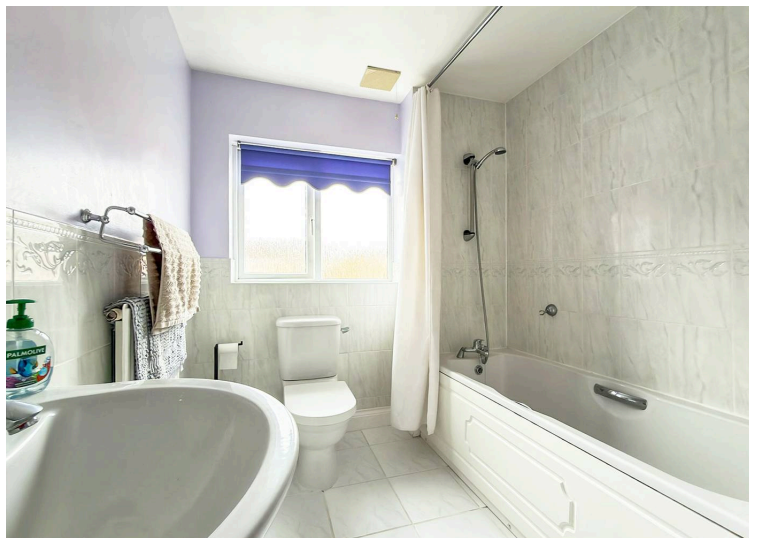
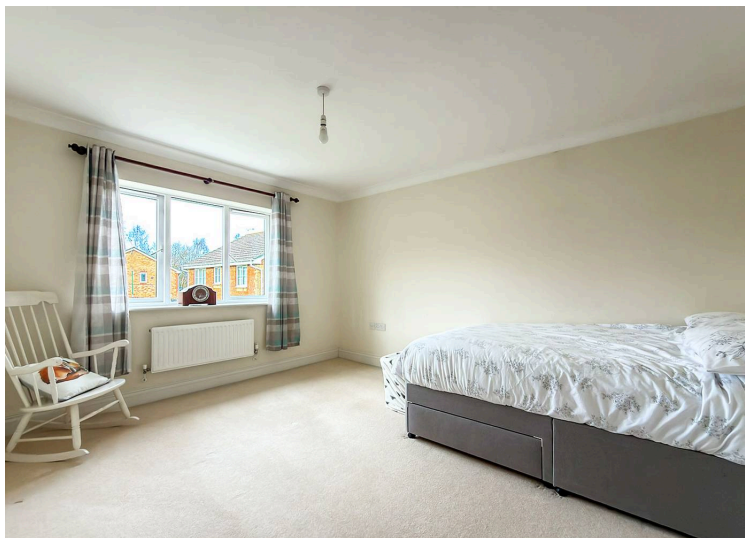


This **impressive detached home**, would make an excellent choice for a growing families or those who enjoy entertaining. From the moment you step inside, the house offers a calm and welcoming feel, with **two well-proportioned reception rooms** that provide versatile areas for everyday living, hosting, or simply unwinding. The main living room is a standout space, with **French doors opening directly onto the rear garden**, allowing natural light to pour in and creating a seamless indoor–outdoor flow. To the rear of the home, the **kitchen–diner** offers generous storage, space for a breakfast table, and direct access into the **integral garage**, adding to both convenience and practicality. A **ground-floor WC** completes the layout.

Upstairs, you will find **four fantastic double bedrooms**, each able to comfortably accommodate a double bed and additional furniture. Two of the rooms feature **built-in wardrobes**, the principal bedroom also enjoys its own **modern ensuite shower room**. The remaining bedrooms are served by the **family bathroom**, fitted with a bath and overhead shower.

Outside, the garden is an excellent size for a modern home, with a **wide patio area and pergola**, along with a second seating spot to enjoy throughout the day. To the front, the property offers **off-road parking for two cars** on the driveway, in addition to the garage.

Spanning **over 1,500 sq ft**, this home provides space and versatility that so many families are searching for.





**Kitchen / Breakfast Room**

9' 11" x 16' 9" (3.01m x 5.11m)

**Lounge**

10' 10" x 17' 7" (3.31m x 5.37m)

**Dining Room**

10' 10" x 12' 7" (3.30m x 3.83m)

**Garage**

9' 9" x 18' 0" (2.97m x 5.49m)

**Bedroom 1**

12' 10" x 14' 10" (3.90m x 4.51m)

**Bedroom 2**

9' 10" x 12' 8" (2.99m x 3.85m)

**Bedroom 3**

10' 10" x 13' 5" (3.30m x 4.08m)

**Bedroom 4**

7' 7" x 9' 10" (2.31m x 2.99m)

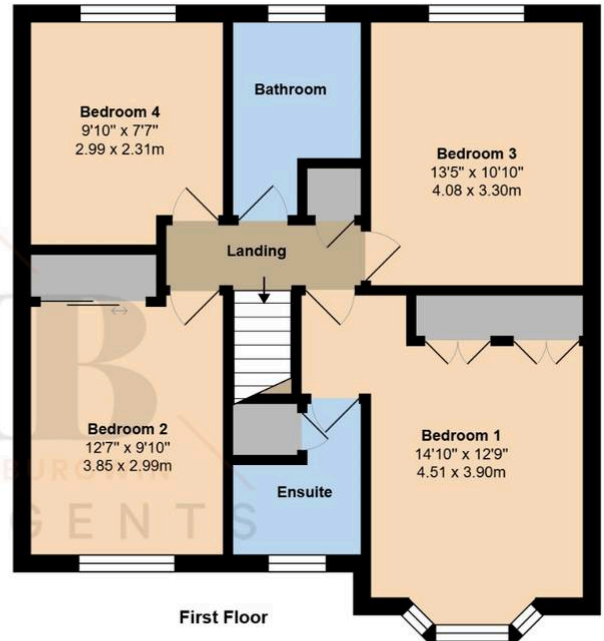
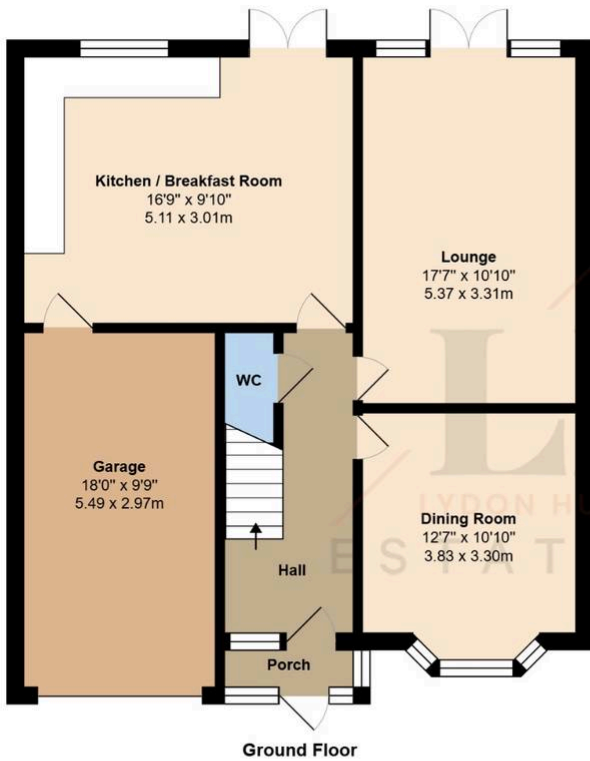
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







Total Approx. Floor Area 1598 ft<sup>2</sup> ... 148.5 m<sup>2</sup> (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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.  
Prepared by 1st Image 2025

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