



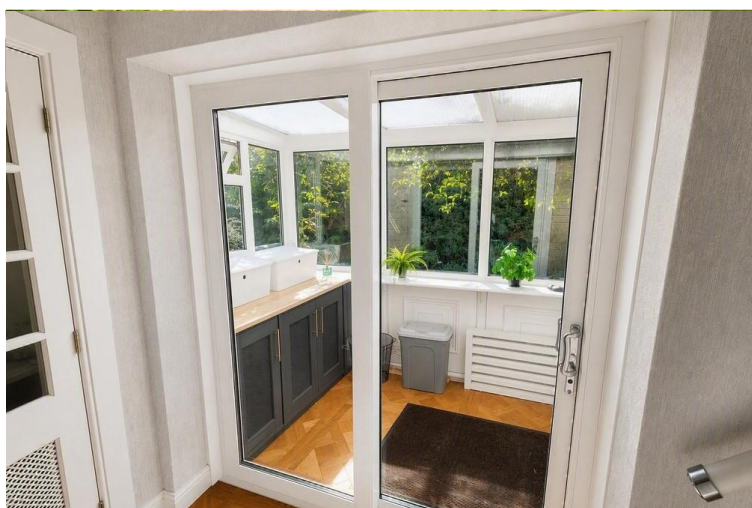
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54 Oakleigh Road

- THREE BEDROOM DETACHED
- IDEAL FAMILY HOME
- BEAUTIFULLY FINISHED THROUGHOUT
- PLANNING PERMISSION GRANTED

Offers In Region Of £314,995
EPC Rating '69'





Property Description

This property has full planning permission for an extension to make this into 4 double bedrooms and one with a ensuite on the first floor with a large integrated garage/extended living area/ kitchen to the ground floor . A full set of architectural drawings are included in the property sale.

DESCRIPTION

Situated in a sought-after residential location, this beautifully presented three-bedroom detached home offers spacious and versatile accommodation, ideal for growing families. Finished to a high standard throughout, the property combines stylish interiors with attractive gardens, a detached garage and the added benefit of planning permission already in place to create a substantial four double bedroom home with a luxurious master suite and ensuite.

The current owners have undertaken an extensive programme of improvements in recent years, including a high-quality fitted kitchen, contemporary bathroom, replacement boiler, replastered bedrooms and staircase, solid wood flooring, quality wool carpets, upgraded radiators, and numerous external





enhancements, ensuring the property is ready to move straight into.

The accommodation briefly comprises a useful porch entrance with a recently installed uPVC double glazed sliding door, leading into a welcoming hallway, which in turn gives access to the spacious lounge. Featuring solid wood flooring, an attractive cast iron radiator, a stylish fire surround, French doors and a charming feature fireplace, the lounge provides a warm and inviting space to relax. The heart of the home is the impressive open-plan dining kitchen, fitted with a comprehensive range of high-quality units, generous worktop space, integrated fridge, breakfast bar and views over the rear garden, making it perfect for both everyday family life and entertaining. The kitchen flows seamlessly into a bright conservatory, providing an additional reception area overlooking the garden.



To the first floor are three well-proportioned bedrooms, including a generous master bedroom with fitted sliding wardrobes. The second bedroom is another comfortable double, while the third bedroom provides an ideal child's room, nursery or home office. All bedrooms and the staircase have been replastered and are complemented by quality wool carpets. Completing the accommodation is a contemporary family bathroom, fitted with a modern high-specification white suite, stylish tiling and a shower over the bath.

Externally, the property enjoys a driveway providing off-road parking and access to the detached garage, with replacement driveway gates adding both security and kerb appeal. The exterior has also benefited from replacement fascias, soffits and gutters. To the rear is a beautifully landscaped, low-maintenance garden featuring a recently prepared artificial lawn area, mature planting and an impressive raised decked seating area beneath a pergola, creating a superb space for outdoor dining, entertaining and relaxing. The garden also includes a hot tub, together with a gated access between the garage and rear garden.



A major advantage of this home is the planning permission already in place to extend the property, creating a spacious four double bedroom family home, offering buyers the opportunity to add significant additional accommodation and future value.

PORCH

The property is welcomed by a bright and practical porch entrance, providing a useful space for shoes and everyday items before leading into the welcoming entrance hallway. The hallway features attractive flooring, stairs rising to the first floor and a cupboard, ideal for coats and household essentials, creating a practical and inviting first impression.

LIVING ROOM

A beautifully presented and generously proportioned living room, finished to a high standard and filled with natural light. Attractive flooring parquet-style flooring adds character and elegance, while a striking fireplace creates a focal point. French doors open





into the conservatory, extending the living space and providing an ideal setting for relaxing or entertaining. Open decorative archways with feature pillars lead through to the dining kitchen, creating an excellent flow while maintaining a sense of separation between the living areas.

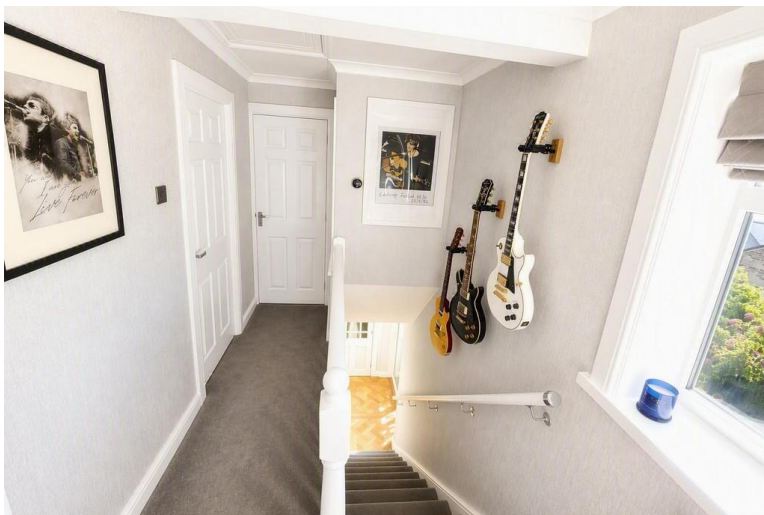
KITCHEN

This impressive open-plan dining kitchen is beautifully appointed with a comprehensive range of quality fitted wall and base units, complemented by generous work surfaces. A central breakfast bar provides an ideal spot for casual dining and entertaining, while integrated appliances are complemented by space for a range-style cooker. A large front-facing window fills the room with natural light. Recessed ceiling spotlights and feature pendant lighting enhance the contemporary feel, while the open-plan layout flows seamlessly into the living room and conservatory, creating an exceptional space for modern family living and entertaining.



CONSERVATORY

A spacious and versatile conservatory provides an excellent additional reception room, enjoying an abundance of natural light. Offering pleasant views over the attractive rear garden, it creates the perfect space for relaxing, dining or entertaining throughout the year. French doors connect seamlessly to the living room, while further access to the garden enhances the flow between the indoor and outdoor living space.



MASTER BEDROOM

A spacious and beautifully presented master bedroom, finished in tasteful neutral tones to create a calm and relaxing atmosphere. The room comfortably accommodates a double bed and benefits from a full wall of fitted sliding wardrobes, providing excellent built in storage while maximising floor space. A large window allows plenty of natural light to fill the room, making it a bright and inviting retreat.

BEDROOM TWO

A generous second double bedroom, beautifully presented in neutral decor and offering excellent versatility. The room benefits from built-in fitted storage, providing ample space for clothing and everyday essentials while maximising the available floor area. A large window fills the room with natural light, creating a bright and welcoming space.



BATHROOM

The stylish family bathroom is finished to a contemporary standard and fitted with a modern three-piece white suite, comprising a panelled bath with a shower screen and shower over, a hand wash basin and WC. Complemented by attractive tiled



walls and patterned flooring, the room also benefits from a window allowing plenty of natural light and ventilation, creating a bright and modern space.

BEDROOM THREE

A well-presented third bedroom, ideal as a child's bedroom, nursery or home office. The room enjoys a bright outlook from a large window that allows plenty of natural light to fill the space. Tastefully decorated throughout, it comfortably accommodates a single bed alongside built in storage, making it a practical and inviting room.

EXTERIOR

Externally, the property enjoys a beautifully maintained and private rear garden, thoughtfully landscaped to provide a variety of spaces for relaxing and entertaining. A generous lawn is bordered by mature trees, established shrubs and colourful planting, creating an attractive and seduced setting. The conservatory opens onto a low-maintenance artificial lawn and decked seating area, while a charming pergola provides sheltered entertaining space with room for outdoor furniture and a hot tub. To the front, the property benefits from a well kept garden, a driveway providing off-road parking and a detached garage, completing this impressive family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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