



HUNTERS®

HERE TO GET *you* THERE



Foxlands Drive, Lower Gornal, DY3

Offers Over £400,000



Hunters are pleased to present to the market is this impressive four-bedroom detached house, perfectly situated within a desirable cul-de-sac, ideal for families seeking both comfort and convenience. The property boasts a thoughtfully designed layout comprising a welcoming separate reception room, providing an excellent space for relaxation or entertaining guests.

The heart of the home lies in the bright and airy open-plan kitchen, complete with a dedicated dining space, breakfast area, and an abundance of natural light. The property also benefits from a conservatory and a downstairs WC for added comfort and convenience.

The bedroom accommodation comprises a spacious master bedroom, featuring built-in wardrobes to maximise storage. Three further double bedrooms, all generously proportioned, offer ample space for growing families or for use as guest rooms and a home office.

Externally, the property features both parking and a single garage, ensuring residents and visitors alike benefit from secure and accessible vehicle storage. The cul-de-sac setting provides a sense of privacy and safety whilst the surrounding area is rich in amenities, including excellent public transport links, high-quality nearby schools, and a variety of local shops and services. For those who enjoy the outdoors, there are scenic walking routes in close proximity, perfect for weekend strolls and recreation.

This wonderful detached residence combines practical living spaces, family-friendly features, and an enviable location to create the perfect home for modern family living. Early viewing is highly recommended to appreciate all that this fine property offers.



KEY FEATURES

- EXTENDED DETACHED FAMILY HOME
- OPEN PLAN KITCHEN / DINER / SNUG
 - DOWNSTAIRS WC
 - FOUR DOUBLE BEDROOMS
- UPSTAIRS FAMILY BATHROOM
 - SPACIOUS LOUNGE
 - OFF ROAD PARKING
 - GARAGE
- CUL-DE-SAC LOCATION
- VIEWINGS ARE HIGHLY RECOMMENDED







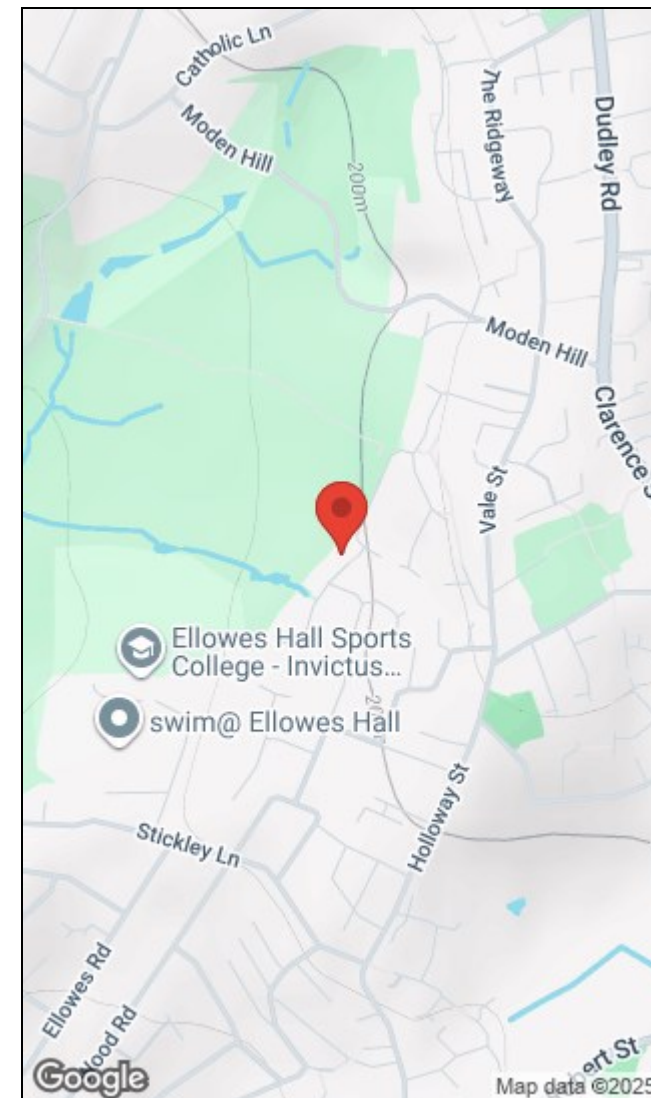


Ground Floor
Floor area 65.0 sq.m. (700 sq.ft.)

First Floor
Floor area 53.9 sq.m. (580 sq.ft.)

Total floor area: 118.9 sq.m. (1,280 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	65	70			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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