



48 CHESTNUT DRIVE, M33 4HH
£550,000

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DESCRIPTION

A SUPERBLY EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME, OCCUPYING A HIGHLY SOUGHT-AFTER POSITION AND OFFERING SPACIOUS, VERSATILE ACCOMMODATION THROUGHOUT.

Situated in a popular residential location within easy reach of excellent schools, local shops and everyday amenities, this well presented home has been thoughtfully extended to create a property that is perfectly suited to modern family living.

In brief, the ground floor accommodation comprises: an enclosed porch, welcoming entrance hallway, separate dining room, generous sitting room and a conservatory overlooking the rear garden. The modern kitchen/breakfast room is fitted with a comprehensive range of wall and base units with integrated appliances and provides direct access to the garden. A useful downstairs WC completes the ground floor.

To the first floor there are four well proportioned bedrooms, three of which are comfortable doubles and benefit from fitted wardrobes. The principal bedroom enjoys the added advantage of a contemporary en-suite shower room. A stylish three-piece family bathroom serves the remaining bedrooms.

Externally, to the front there is a driveway providing off-road parking which leads to a carport. To the rear, a particularly private and generously sized garden is mainly laid to lawn and features a patio seating area, a sheltered raised seating space and a useful storage shed, all enclosed by timber fencing and mature borders. Tenure: Freehold. Council Tax Band: D.

KEY FEATURES

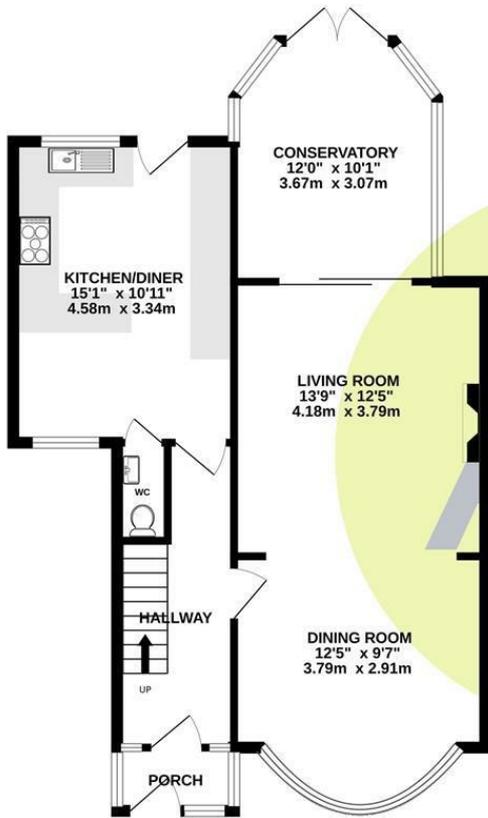
- Extended four bedroom semi-detached
- Modern open plan dining kitchen
- En-suite shower room to principal bedroom
- Driveway and carport providing parking
- Three separate reception rooms
- Downstairs WC
- Contemporary three-piece family bathroom
- Generous, private rear garden with patio area



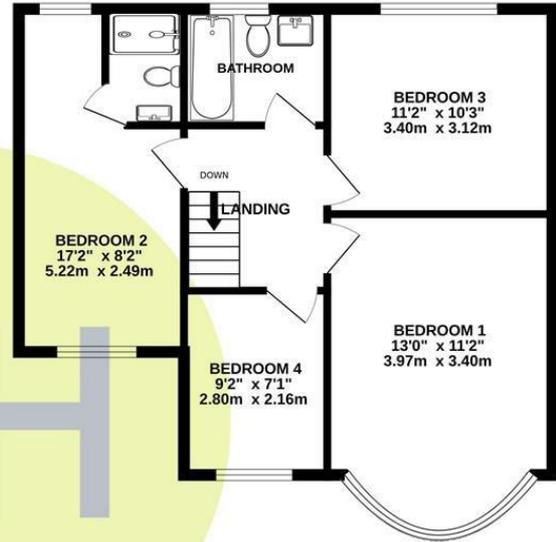




GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



FIRST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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		



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