



114 Oakleigh Road

- FOUR BEDROOM DETACHED
- PRIVATE DRIVEWAY
- IDEAL FAMILY HOME
- SPACIOUS LIVING SPACE

Offers In Region Of £379,950
EPC Rating '74'





Property Description

DESCRIPTION

Occupying an attractive plot, this well-presented four-bedroom detached home offers spacious and versatile accommodation, perfectly suited to modern family living. Benefiting from a large driveway providing ample off-road parking, a detached double garage, conservatory, utility room and study, this property combines practicality with comfort throughout.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge with feature fireplace and French doors leading into a bright conservatory overlooking the rear garden. The fitted kitchen offers an excellent range of units and worktop space, with a separate utility room conveniently located adjacent to the kitchen. A second reception room provides flexibility for use as a home office, study, playroom or formal dining room, while a downstairs WC completes the ground floor accommodation.

To the first floor, the generous master bedroom benefits from a modern ensuite shower room. There are three further well-proportioned bedrooms, all served by a stylish family bathroom fitted with a contemporary three-piece suite.

Externally, the property enjoys a private enclosed rear garden, ideal for outdoor entertaining and family enjoyment. To the front and side, a substantial driveway leads to the detached double garage, providing excellent



parking and storage facilities.

LIVING ROOM

21' 1" x 10' 1" (6.43m x 3.07m) A spacious and inviting reception room, beautifully presented in neutral tones and benefiting from excellent natural light. The room features a stylish fireplace with decorative surround, creating an attractive focal point, while the generous proportions provide ample space for a range of lounge furniture. A large front-facing window enhances the bright and airy feel and French doors to the rear open directly into the conservatory. Seamlessly connecting the indoor and outdoor living spaces.

CONSERVATORY

11' 0" x 9' 1" (3.35m x 2.77m) A delightful addition to the home, the conservatory offers a versatile space that enjoys pleasant views over the rear garden. French doors provide direct access to the patio and garden, making it an ideal setting for relaxing, entertaining, dining or enjoying the garden in all seasons.

SECOND RECEPTION ROOM

12' 7" x 9' 1" (3.84m x 2.77m) A versatile second reception room currently utilised as a home office and study, offering excellent flexibility to suit a variety of lifestyles. The room is well-proportioned and benefits from a pleasant outlook, creating a bright and comfortable working environment. With ample space for office furniture, shelving and storage, it is ideally suited for those working from home. The room could also be used as a formal dining room, playroom, snug or hobby room. Finished in neutral decor, this adaptable space provides practical additional accommodation to complement the main living areas.



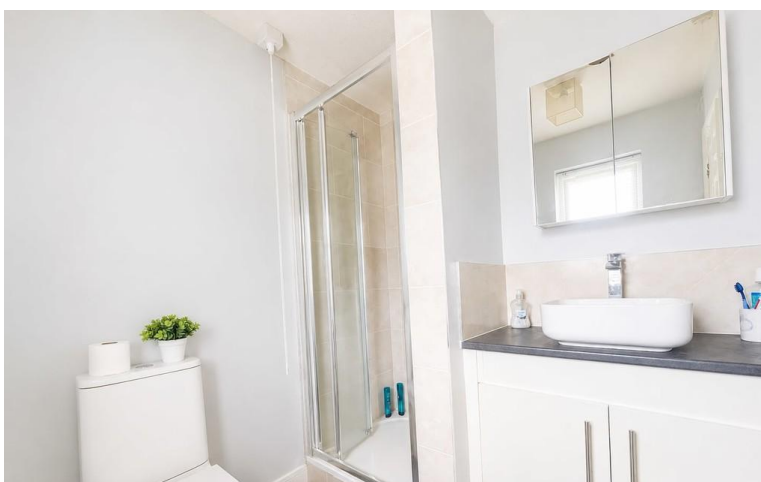
KITCHEN

12' 1" x 9' 1" (3.68m x 2.77m) A stylish and well-appointed dining kitchen fitted with a comprehensive range of modern wall and base units, complemented by contrasting work surfaces and contemporary splashbacks. The room offers excellent storage and preparation space, together with a range-style cooker and ample room for additional appliances. A large window provides plenty of natural light and enjoys views towards the rear garden, while the generous layout comfortably accommodates a family dining table, creating an ideal space for both everyday living and entertaining.



UTILITY

6' 0" x 6' 0" (1.83m x 1.83m) Conveniently located adjacent to the kitchen, the utility room provides valuable additional storage and laundry space. Fitted with work surfaces, a sink unit and shelving, the room offers a practical area for household tasks. With space for laundry appliances and further storage solutions, this useful room is perfectly suited to the demands of modern family living.



DOWNSTAIRS WC

2' 1" x 6' 0" (0.64m x 1.83m) A modern and practical ground floor WC with contemporary hand wash basin. Finished in neutral tones, the room also benefits from a chrome heated towel rail and tiled flooring. Conveniently located on the ground floor, it provides additional facilities



for family living and visiting guests.

MASTER BEDROOM

10' 1" x 12' 1" (3.07m x 3.68m) A spacious and beautifully presented master bedroom, offering generous proportions and a bright, airy feel. The room comfortably accommodates a double bed alongside a range of bedroom furniture, with ample space remaining for additional storage if required. A large window allows natural light to flood the room, while the neutral decor creates a calm and relaxing atmosphere. The bedroom further benefits from the convenience of a modern ensuite shower room.

ENSUITE

6' 0" x 6' 0" (1.83m x 1.83m) The ensuite is stylishly appointed with a contemporary three-piece suite comprising a walk-in shower enclosure, WC and modern vanity unit with inset hand wash basin and useful storage below. Finished with attractive tiling and complemented by modern fixtures and fittings, the ensuite provides a practical and elegant addition to the master bedroom.



BEDROOM 2

9' 1" x 12' 1" (2.77m x 3.68m) A well-proportioned double bedroom, beautifully presented and filled with natural light from the large front facing window. The room offers ample space for a bed, wardrobes and additional furniture, making it ideal as a comfortable double bedroom.

BATHROOM

7' 1" x 5' 1" (2.16m x 1.55m) The family bathroom has been stylishly modernised and features a contemporary three-piece suite comprising a panelled bath with shower and screen, WC and sleek vanity unit incorporating a hand wash basin with useful storage underneath. Finished with attractive modern wall tiling and complemented by a chrome heated towel rail, the room offers both practicality and style. A window provides natural light and ventilation, creating a bright and welcoming space for everyday family use.



BEDROOM 3

8' 1" x 9' 1" (2.46m x 2.77m) A well-presented and versatile bedroom enjoying a pleasant outlook and plenty of natural light from the rear-facing window. Currently arranged as a comfortable single bedroom, the room offers space for additional furniture. Finished in neutral decor with modern flooring and attractive furnishings, this bright and inviting room provides flexible accommodation to suit a variety of household requirements.



BEDROOM 4

9' 1" x 8' 1" (2.77m x 2.46m) A well-proportioned fourth bedroom offering flexible accommodation to suit a variety of requirements. The room benefits from a large window providing excellent natural light and enjoys a bright, airy feel throughout. Finished with attractive decor and neutral decor and neutral carpeting, the room offers space for a bed and additional furniture, making it suitable as a bedroom, nursery, home office, hobby room or study. A versatile room that can easily adapt to the needs of the next owner.

EXTERIOR



Occupying an attractive position, this substantial detached family home enjoys well-maintained gardens to both the front and rear, together with a generous driveway and detached double garage. To the front, a neatly lawned garden enhances the property's kerb appeal, while driveway provides ample off-street parking and leads to the detached double garage. The enclosed rear garden offers a private and secure outdoor space, predominantly lawn space with established planted borders and mature trees providing a pleasant backdrop. A paved patio area creates an ideal setting for outdoor dining and entertaining, with direct access from the conservatory and utility room. The garden is fully enclosed by fencing, making it suitable for families and those with pets.



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55-68	D		
39-54	E		
21-38	F		
1-20	G		