



Family home with double garage - 37 Hall Road, Clenchwarton

£295,000

What3Words: allows.else.funny

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Some homes simply offer more possibilities than you expect, and this is certainly one of them. Whether you're looking for a great family home, need serious garage and workshop space, work from home or have always fancied your own salon, studio or garden bar, this three bedroom semi detached house gives you the space and flexibility to make it your own.

Step inside and the feeling of space starts immediately with an unusually generous 7ft wide entrance hall, setting the tone for a home that feels practical, comfortable and ready for family life. The main living space is the impressive 25ft lounge/dining room, giving you plenty of room to create separate areas for relaxing and dining while still keeping everyone together. There is also a useful boot room/rear lobby, plenty of storage, a ground floor WC and a first floor family bathroom.

Outside, though, is where this home really starts to separate itself from the crowd. There is ample parking for several vehicles and a large east facing rear garden, giving children room to play, keen gardeners plenty to work with and the whole family space to enjoy the warmer months.

Then there's the garage. At a huge 30ft4 x 16ft, the double garage/workshop has power and light and offers the sort of space that is increasingly difficult to find. Whether you're a car enthusiast, need somewhere for bikes, tools and projects, or simply dream of having a proper workshop at home, it could be a real game changer.

And there's more. Sitting alongside the garage is a further 21ft x 6ft9 outbuilding with power, light and water. Think home office without sacrificing a bedroom, your own salon or treatment room, creative studio, hobby space, gym or, with a little imagination, a brilliant garden bar for entertaining friends and family.

Several rooms and areas also benefit from air conditioning units, while the property is double glazed and offers the sort of storage and practical space that becomes more valuable the longer you live there.

Perhaps most importantly for anyone keen to get moving, the owners aren't simply testing the market. They have already identified a property they would love to buy, so there is a genuine desire to make their move happen.

It's difficult to appreciate just how much this property offers from the outside alone. If you're looking for a family home with space to live, park, work, create and grow, this is one you really should see for yourself.

Property Type: Semi Detached House

- Semi-detached house
- 3 Bedrooms
- 25ft Lounge
- Ground floor W.C
- Large east facing garden
- Huge 30ft4 x 16ft garage / workshop
- 21ft garden room
- Air conditioning in several rooms
- Ample parking
- Motivated seller

Disclaimer

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We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

All measurements are provided as a guide and may not be exact.

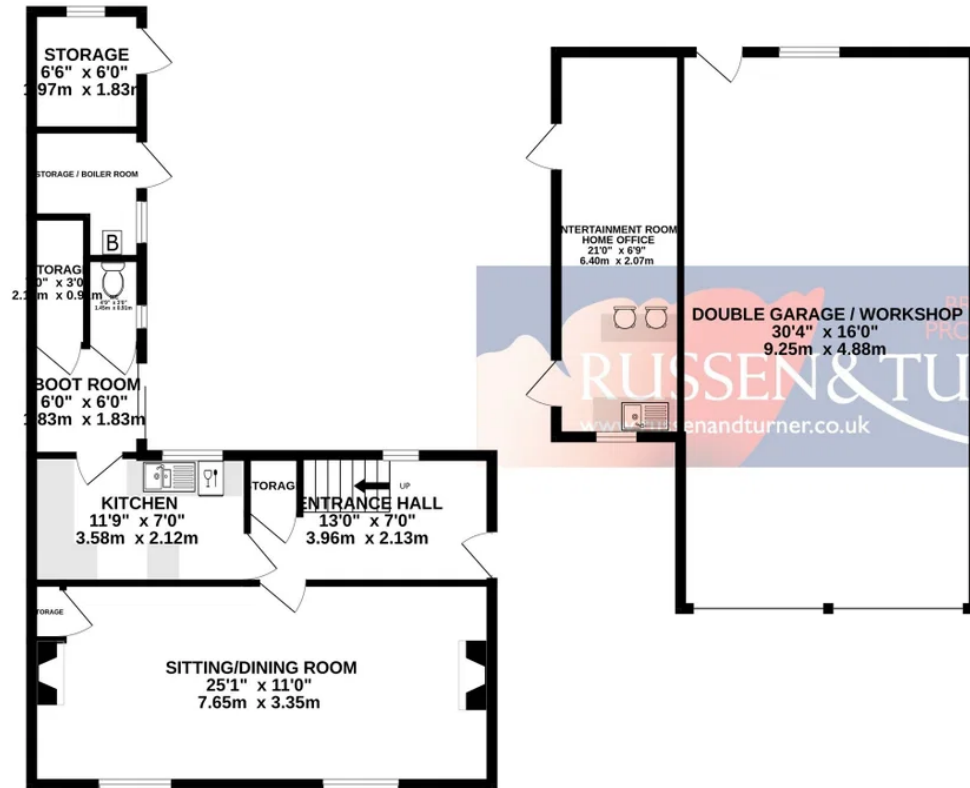
We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

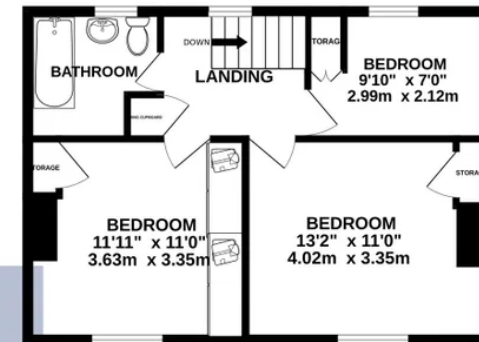
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GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1654 sq.ft. (153.6 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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