



120b Laund Road, Huddersfield, HD3
Huddersfield

Offers in the Region of
£375,000



Bedrooms: 4 | Bathrooms: 3 | Receptions: 1

Occupying a tucked-away position at the head of a quiet cul-de-sac in the highly sought-after area of Salendine Nook, this exceptional four-bedroom link-detached home was built just four years ago by the respected private developer Myra Homes and offers stylish, contemporary living throughout.

Designed with modern family life in mind, the property boasts four generous double bedrooms and a superb open-plan dining kitchen, creating the perfect heart of the home. Flooded with natural light, the kitchen features bi-fold doors opening onto a beautifully landscaped, enclosed rear garden, complete with an impressive pergola—ideal for outdoor dining, entertaining and relaxing.

The ground floor also benefits from a practical utility room and a spacious living room featuring a stunning bespoke media wall, providing a warm and inviting space to unwind.

The integral garage has been partially converted to create an additional reception room, offering excellent flexibility as a home office, playroom or snug, with just a small amount of finishing work required to complete the conversion.

Externally, the property enjoys driveway parking for two to three vehicles, while its peaceful cul-de-sac setting combines privacy with excellent convenience. Ideally positioned close to highly regarded schools, local amenities and commuter links, this is a superb opportunity to acquire a beautifully presented modern family home in one of Salendine Nook's most desirable locations.

Entrance Hallway

Enter this immaculately presented property via a composite door into the hallway with hi-gloss tiled flooring and useful under stairs storage. Access to the living room and kitchen/diner. Stairs rise to the first floor.

Living Room

The inviting living room is a warm and stylish space, beautifully presented with a bespoke media wall featuring elegant inset wall panelling and ambient feature lighting. A contemporary electric flame-effect fireplace creates a cosy focal point beneath the wall-mounted television, making it the perfect place to relax and unwind. A luxurious beige carpet enhances the room's comfort and sophistication, while a PVCu bay window to the front aspect allows plenty of natural light to flood the space.





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Kitchen/Diner

Undoubtedly the heart of the home, this stunning open-plan kitchen, dining and living space has been thoughtfully designed to offer the perfect setting for modern family living and entertaining. Finished with sleek high-gloss white porcelain floor tiles, the room is both stylish and practical, creating a bright and contemporary feel throughout.

The kitchen is fitted with an attractive range of matte grey wall and base units, complemented by wood-effect laminate work surfaces and tiled splash backs. A white porcelain sink with drainer sits beneath the worktop, while a comprehensive range of integrated appliances includes an eye-level double oven, induction hob with extractor hood, dishwasher and fridge freezer, providing everything required for everyday convenience.

There is ample space for both a family dining table and comfortable seating area, making this a truly versatile living space. Flooded with natural light, bi-fold doors open seamlessly onto the enclosed rear garden, creating an effortless connection between indoor and outdoor living during the warmer months. Internal doors provide convenient access to the utility room and the integral garage.

Utility

A useful utility with tiled flooring, base units, laminate work surfaces and tiled splash backs. There are two free-standing spaces for appliances, one with plumbing for a washing machine. PVCu window to rear aspect. Access to the integral garage and ground floor WC.

Ground floor WC

A modern partially tiled ground floor WC with matching tiled flooring. Comprising of: a WC and a wash basin with vanity unit. Benefitting from a chrome towel rail and PVCu window to the rear.

Converted Garage

The integral garage has been thoughtfully partially converted to create a versatile additional room, offering excellent potential for use as a home office, playroom, hobby room or snug to suit a variety of lifestyles. The front section of the garage has been retained, complete with the original garage door, providing useful storage space while maintaining practicality. The conversion requires only minor finishing works, giving the next owner the opportunity to complete the space to their own taste and requirements.

Landing

Carpeted stairs rise to this spacious landing with a large storage cupboard. There is a boarded loft with ladder. Access to all bedrooms and house bathroom.





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Master Bedroom

A spacious master bedroom with PVCu window to front elevation. Access to en-suite.

En-Suite

A modern fully tiled bathroom with tiled flooring. Comprising of: a WC, a wash basin with a vanity unit and a shower with glass sliding door, rain head shower and hand held attachment. Benefitting from a chrome towel rail, large storage cupboard and a PVCu privacy window to front aspect.

Bedroom Two

A double bedroom with PVCu to rear elevation

Bedroom Three

To the rear is a third double bedroom with Velux window. Access to the Jack and Jill en-suite.

En-Suite

A fully tiled Jack and Jill en-suite with matching tiled flooring. Comprising of: a WC, a wash basin with vanity unit, a shower with glass sliding door, rain head shower and hand held attachment.

Bedroom Four

To the front of the property is a further double bedroom with a Velux window. Access to the Jack and Jill en-suite.

House Bathroom

A modern fully tiled house bathroom with tiled flooring. Comprising of a WC, a wash basin with vanity unit and a bath. Benefitting from a chrome towel rail.

Exterior

The beautifully landscaped rear garden has been designed with outdoor living and entertaining in mind. Accessed directly from the open-plan kitchen via impressive bi-fold doors, the garden provides a seamless extension of the living space. Fully enclosed by attractive stone walling, it enjoys a high degree of privacy and benefits from sunshine throughout the day.

A standout feature is the substantial timber-built pergola, complete with power, lighting and ample space for outdoor seating, creating the perfect setting for relaxing or entertaining family and friends well into the evening. The garden also incorporates a decked seating area and an attractive rockery, all combining to create a stylish, low-maintenance outdoor space that is ideal for making the most of the warmer months.







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