

STEPHENSON BROWNE

Leaman Road, Haslington

CW1 5AD

5 2 2 B

Offers Over £500,000

DESCRIPTION

A beautifully presented five-bedroom detached family home, located on the highly sought-after Leaman Road in the popular village of Haslington. Set within a nearly new development and enjoying attractive field views and surrounding greenspace, this property offers spacious and versatile accommodation ideal for modern family living.

The ground floor hallway opens into a bright and welcoming living room, enhanced by a large bay window that fills the space with natural light. To the rear, a superb open-plan kitchen, dining and living area forms the heart of the home, perfect for both everyday living and entertaining. A separate study or gym provides valuable additional flexibility, while a convenient utility room with WC adds to the practicality of the layout.

Upstairs, the principal bedroom benefits from its own ensuite and a beautiful bay window, creating a light and relaxing retreat. Four further well-proportioned bedrooms are complemented by a contemporary family bathroom, offering ample space for families of all sizes.

Externally, the property features a private, enclosed south-facing rear garden, ideal for enjoying outdoor living throughout the year. To the front, there is driveway parking along with a detached garage, providing













further storage and convenience.

Finished to a high standard throughout, the home also benefits from upgraded carpets, tiling with earth stone kitchen and utility room worktops, and excellent storage solutions. Combining modern design, generous space and a desirable village setting, this is a fantastic opportunity to acquire a truly impressive family home.













ROOM DESCRIPTIONS

Living Room
18'7" x 12'3"
Plus Bay

Kitchen Diner / Living Area
26'1" x 11'8"
A range of units with Quartz composite worksurfaces. Integrated fridge freezer and dishwasher. Double oven, 5 ring gas hob and extraction hood above.

Utility / WC
6'11" x 6'9"
Space and plumbing for a washing machine and tumble dryer.

Study / Gym / Playroom
8'3" x 6'9"

Bedroom One
19'2" x 12'3"
Bay. Fitted wardrobes.

Ensuite
6'6" x 4'9"

Bedroom Two
13'10" x 11'6"
Fitted wardrobes.

Bedroom Three
10'0" x 9'8"

Bedroom Four
10'0" x 8'7"
Fitted wardrobes.

Bedroom Five
10'0" x 7'1"

Bathroom
6'6" x 5'5"

Garage
18'0" x 9'0"
Detached garage with potential for boarding above. Power and light.

Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.













AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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General Notes
Hive central heating.














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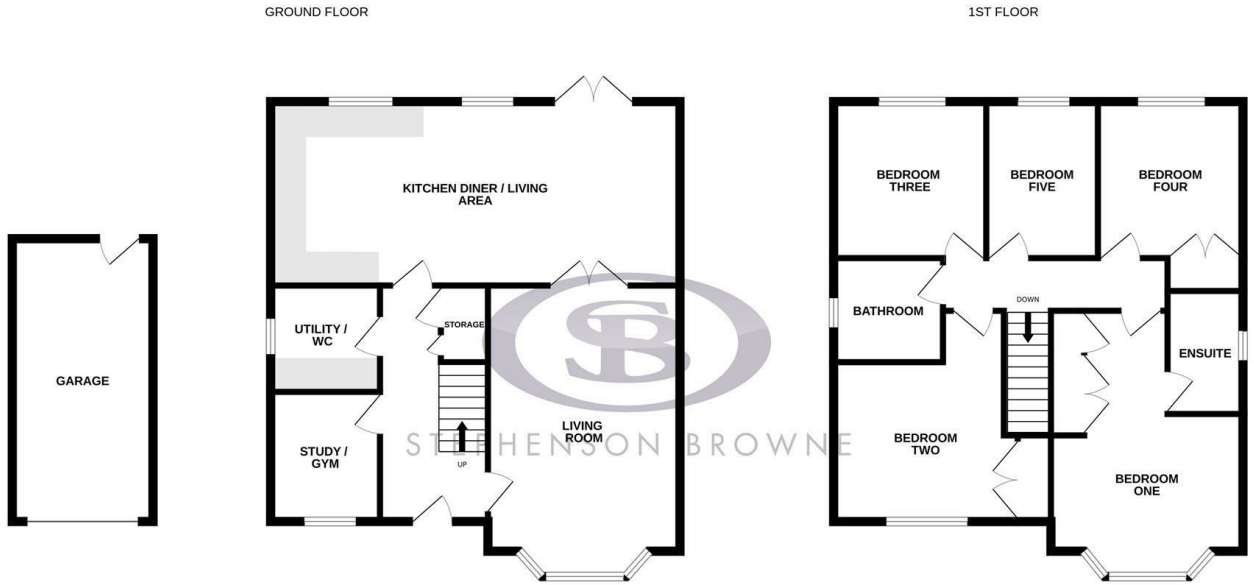

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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

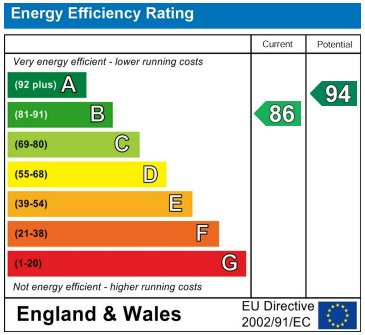


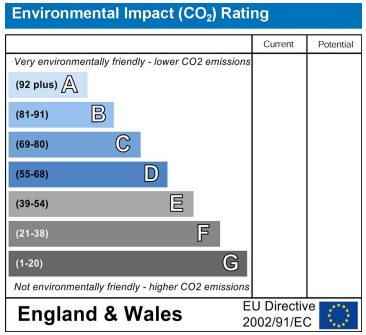
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating





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