



**The Fairway, Huddersfield, HD2**  
Huddersfield

Offers in the Region of  
**£575,000**



**Bedrooms: 4 | Bathrooms: 3 | Receptions: 3**

Situated on a substantial corner plot within a quiet cul-de-sac in the highly desirable area of Fixby, this immaculate four-bedroom detached home offers an exceptional amount of space, flexibility, and curb appeal.

Extended around 15 years ago, the property is truly a home of two halves, perfectly blending the original family home with a superb additional living space ideal for modern multi-generational living.

The original side of the property offers three generous double bedrooms, two bathrooms, two beautifully presented reception rooms, and a spacious kitchen-diner that forms the heart of the home. The extended section provides a fantastic additional living area, featuring a large double bedroom with en-suite, utility room, and a further reception room, creating the perfect annex-style arrangement for guests, independent family members, or those working from home.

Externally, the property continues to impress with extensive wraparound gardens to two sides, offering excellent privacy, mature planting, and plenty of outdoor space for entertaining and family life.



Finished to an immaculate standard throughout, this is a rare opportunity to acquire a truly versatile and substantial family home in one of Fixby's most sought-after residential locations.

### **Entrance Hallway**

The property is accessed via a composite door into a welcoming hallway with laminate flooring flowing throughout. From here, there is access to the kitchen, the utility room, and the extended section of the property, which has been thoughtfully designed to create a separate annex-style bedroom and living area, offering flexible accommodation options.

### **WC**

A stylish and contemporary WC fitted with luxury LVT flooring, featuring a wash basin inset into a modern vanity unit with chrome towel rail, concealed WC with matching storage cupboard, and a sleek illuminated mirror completing the space.

### **Kitchen/Diner**

The stylish kitchen is beautifully fitted with matching wall and base units, complemented by sleek black granite work surfaces and tiled flooring throughout. A range of integrated Bosch appliances includes an eye-level double electric oven, microwave, and five-ring induction hob, while there is also ample space for a large American-style fridge freezer. A built-in wine rack adds a touch of sophistication, while the 1.5 stainless steel sink is perfectly positioned beneath a UPVC side-aspect window, enjoying far-reaching views and creating a bright and practical workspace. Generous proportions provide plenty of room for a dining table, making this an ideal family and entertaining space, with steps leading down to the second reception room and additional access through to the dining room.

### **Dining Room**

Currently utilised as a formal dining room, the third reception room provides an excellent space for entertaining and family gatherings. Glass doors open through to the spacious living room, creating a wonderful sense of flow and connectivity throughout the home. Together with the kitchen, these rooms form a seamless circular layout, allowing easy movement through the property and enhancing the versatile, sociable feel of the living accommodation.

### **Utility**

The useful utility room is fitted with tiled flooring and attractive oak matching wall and base units, providing excellent additional storage and workspace. A stainless steel sink and drainer is positioned beneath a window overlooking the rear garden, while a PVCU door offers direct access outside. The room also benefits from internal access to the garage, plumbing for a washing machine, and space for a further four freestanding appliances, making it a highly practical addition to the home.





### **Living Room**

The impressive living room is a wonderfully bright and spacious reception area, centred around an attractive gas fire set upon a marble hearth with matching marble surround, creating a stylish focal point to the room. A large UPVC window to the front aspect, together with UPVC patio doors leading out to the garden, flood the space with natural light and enhance the airy, welcoming atmosphere.

### **Second Reception Room**

The spacious second reception room enjoys a pleasant outlook over the rear garden, creating a bright and relaxing living space. Leading directly off the kitchen, the room offers excellent versatility for family living or entertaining, while patio doors open out onto the rear garden, seamlessly blending.

### **Master Bedroom**

The spacious master bedroom is beautifully presented and enjoys a pleasant outlook over the rear garden through a PVCu window, creating a peaceful and relaxing atmosphere. The room benefits from fitted wardrobes, a matching fitted dressing table and drawers, together with luxury carpeting that adds a touch of comfort and elegance. Access is also provided to the ensuite, enhancing the practicality and appeal of this impressive principal bedroom.

### **En-Suite**

The luxurious ensuite has been beautifully appointed and fully tiled throughout, creating a stylish and contemporary finish. The suite comprises his and hers sinks set beneath a striking feature mirror spanning one wall, together with a WC and bidet. A spacious walk-in shower with glass panels provides a sleek, modern feel, complemented by a chrome heated towel rail, making this an elegant and relaxing space.

### **Bedroom Two**

This impressive fourth bedroom is a particularly spacious double, offering ample room not only for sleeping but also for a comfortable seating area, creating a true retreat within the home. Positioned within the extended part of the property, it benefits from a sense of privacy and independence, almost like its own self-contained annex. The room also features a modern en-suite shower room together with a versatile walk-in office/storage space, ideal for home working, dressing, or additional storage. Perfectly suited to a teenager, guest suite, or multi generational living, this is a wonderfully flexible and substantial space.

### **En-Suite**

The en-suite is fitted with a corner shower cubicle, WC and wash hand basin, with partial tiling providing a clean and practical finish. A well-appointed space, ideal for convenient day-to-day use.





### **Bedroom Three**

The third bedroom is a well-proportioned and beautifully presented room, featuring fitted wardrobes with sliding doors that provide excellent storage. Finished with luxury carpeting and benefiting from a window to the side aspect, the room offers a bright and comfortable space ideal for family living or guest accommodation.

### **Bedroom Four**

This spacious double bedroom offers a bright and comfortable retreat, benefiting from a window to the rear aspect that provides a pleasant outlook and allows plenty of natural light to fill the room.

### **House Bathroom**

The spacious house bathroom has been beautifully appointed to create a luxurious and contemporary feel, featuring a stylish bath alongside a large walk-in shower. A generous wash hand basin is set within a sleek vanity unit, complemented by an illuminated wall mirror and chrome heated towel rail. The room also benefits from a concealed WC, underfloor heating for added comfort, and a privacy window to the rear, allowing for plenty of natural light while maintaining seclusion. A superbly finished bathroom offering both style and practicality.

### **Exterior**

Externally, the property is set within beautifully landscaped and immaculately maintained grounds, with two substantial lawned garden areas to the side and rear that provide an exceptional amount of outdoor space for both relaxation and entertaining. Mature trees and well-stocked herbaceous borders create a wonderful sense of privacy and colour throughout the seasons, giving the gardens an established and tranquil feel. To the front, a sweeping driveway provides ample off-road parking for up to six vehicles and leads to a double garage with electric door, perfectly complementing the practicality and prestige of this impressive home.







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