



7 Cotswold Avenue, Hazel Grove

£635,000 Freehold

LOVELY DOUBLE FRONTED DETACHED HOME • THREE/FOUR BEDROOMS • THREE BATHROOMS • LARGE CORNER PLOT • IN-OUT DRIVEWAY • QUIET CUL-DE-SAC LOCATION • EV CHARGER



A commanding double-fronted detached home positioned on a generous corner plot on a quiet cul-de-sac close to local amenities. Beautifully-presented throughout, this home offers superbly versatile accommodation with 3 reception rooms plus dining kitchen, conservatory and shower room to the ground floor and three/four bedrooms and two bathrooms to the first floor. With benefits including EV charger, granite worktops and underfloor heating, this is a lovely turn-key family home.

Council Tax band: E

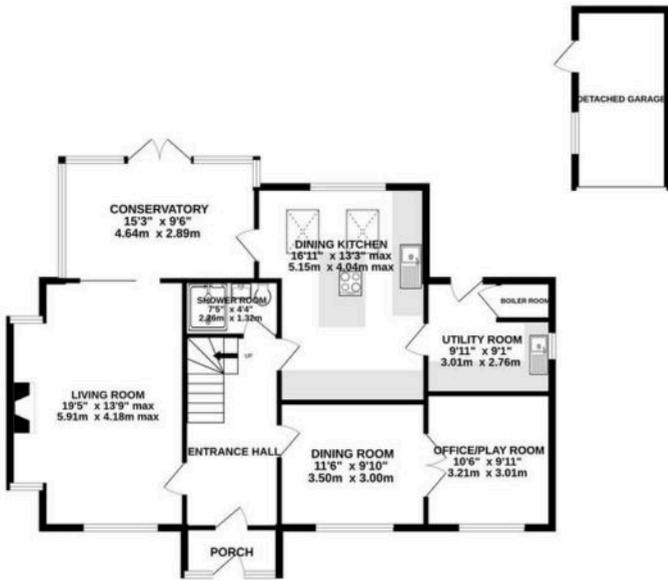
Tenure: Freehold



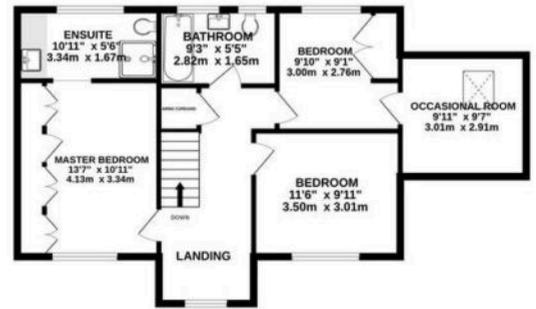
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GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1872 sq.ft. (174.0 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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This 1950's detached home boasts an impressive double-fronted façade with mock-Tudor and red brick elevations. A sweeping in and out driveway provides superb off-road parking, together with a detached garage positioned at the foot of the driveway. The rear garden can be accessed via a side gate and boasts a generous plot mainly laid to lawn with the benefit of two paved patios and a hardstanding area behind the garage where a greenhouse is currently located.

Internally the property boasts a large entrance hallway positioned off a handy porch. The hallway provides a warm welcome with turning staircase and doors leading through to two of the three reception rooms and a dining kitchen. The largest of the reception rooms is the living room to the left of the hallway, this is a lovely dual-aspect room with ingel-nook fireplace and patio doors leading to the conservatory. To the other side of the hallway is the dining room that in turn leads into the third reception. This is a brilliant versatile space ideal for a home office or playroom, or even an additional bedroom. The dining kitchen sits at the foot of the hallway and is a light and bright space with central island sitting under granite worktops. A Fisher & Paykel drawer dishwasher and Quooker tap offer a high-end specification as well as Travertine tiled flooring is warmed by underfloor heating in the kitchen with the tiling continued into the conservatory where there are wonderful views over the garden with two charming apple trees. A utility room sits off the kitchen providing additional storage and worktop space as well as further access to the garden. The ground floor is completed by a modern shower room.

To the first floor the landing is spacious and provides access to the three bedrooms and family bathroom. The master bedroom runs the length of the left-hand side of the house and boasts an array of fitted wardrobes and opens into a large en-suite shower room with a sink set within a vanity unit with granite worktop. The family bathroom is a generous space comprising a bath with shower over, WC and wash hand basin. Bedroom three offers fitted wardrobes and access to an occasional room - ideal for an additional bedroom space, or a study and child's den.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings





