



Roper Lane, Queensbury

£475,000

** DETACHED ** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** LANDSCAPED GARDENS **
** SOUGHT AFTER LOCATION ** IMMACULATE THROUGHOUT ** OFF STREET PARKING **

A Stunning Modern Four-Bedroom Detached Home on the Outskirts of Queensbury.

Beautifully updated to a high standard throughout by the current owners, this impressive four double bedroom detached residence offers contemporary living in a sought-after position on the outskirts of Queensbury village. Perfect for a growing family, the home seamlessly blends style, comfort, and practicality.

The heart of the property is the luxury modern German kitchen, designed with sleek finishes and high-quality integrated appliances. Complementing this are two spacious reception rooms, providing versatile living and dining spaces ideal for both family life and entertaining.

Upstairs, the high standard continues with a modern house bathroom and a stylish en-suite shower room, both finished with quality fittings. Each of the four bedrooms is well-proportioned, offering plenty of space and natural light.

The property enjoys an open aspect to the front, creating a bright, airy feel and pleasant outlook. Situated close to the amenities of Queensbury village, residents can enjoy convenient access to shops, schools, and scenic rural walks.

Externally, the home features a beautifully landscaped garden along with a driveway providing off-street parking, completing this superb family property.





Hallway

Modern feature radiator and understairs storage.

Lounge

17'9" x 11'3" (5.41m" x 3.43m")

Modern electric fire with stone effect feature fireplace surround, radiator and far reaching views.

Family Living Kitchen

23'1" x 14'4" (7.04m" x 4.37m")

Modern fitted kitchen having a range of wall and base units incorporating sink unit, integrated fridge freezer, integrated dishwasher, double oven and hob with extractor.

Dining Area

Radiator and bi-folding doors leading to rear.

Cinema

18'9" x 10'2" (5.72m" x 3.10m")

Radiator.

Utility

Modern fitted wall and base units and plumbing for auto washer.

Cloakroom/WC

Modern two piece suite comprising low flush wc, pedestal wash basin and radiator.

First Floor Landing

A loft fully boarded with eves shelving and lighting.

Bedroom One

16'4" x 10'8" (4.98m" x 3.25m")

Modern fitted wardrobes, radiator and far reaching views.

En Suite

Modern three piece suite comprising shower cubicle, low flush wc, vanity sink unit. tiled walls & floor, radiator.

Bedroom Two

10'9" x 11'7" (3.28m" x 3.53m")

Modern sliding door wardrobes and radiator.





Bedroom Three

13'0" x 10'7" (3.96m" x 3.23m")

Modern sliding door wardrobes and radiator.

Bedroom Four

10'8" x 11'9" (3.25m" x 3.58m")

Modern sliding door wardrobes, radiator and far reaching views.

Bathroom

Four piece suite comprising shower cubicle, panelled bath, vanity sink unit, low flush wc and radiator.

Exterior

To the outside there is a well maintained landscaped garden to the rear with borders, patio and artificial lawn, together with driveway providing off street parking.

Council Tax Band

E

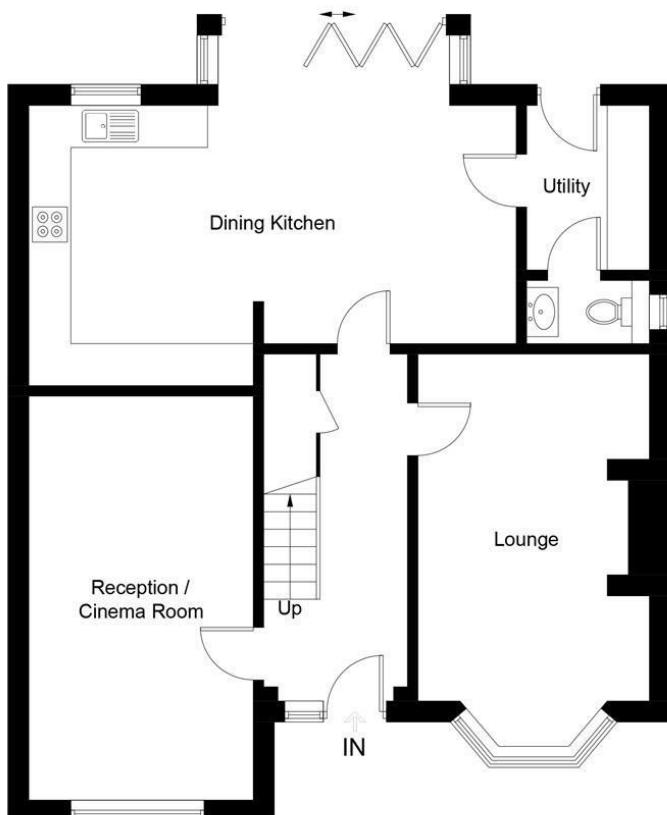
Tenure

FREEHOLD.

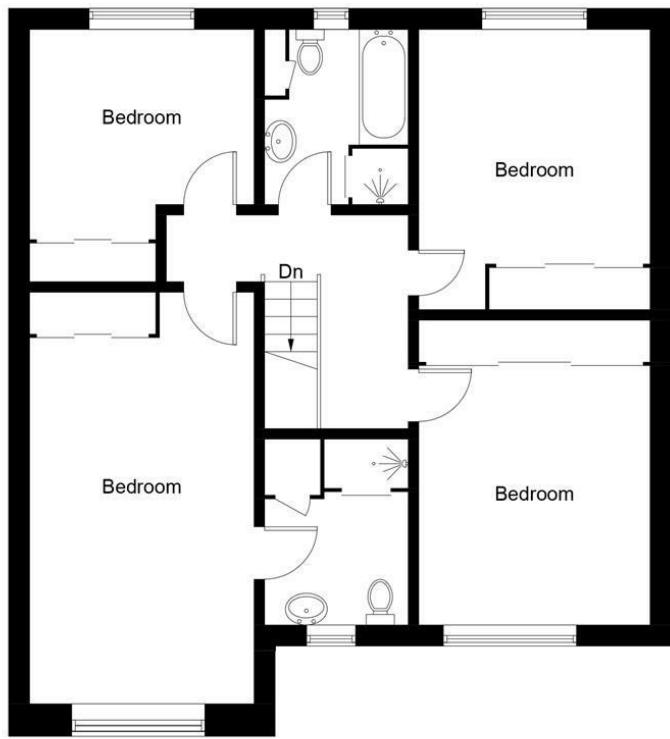


Roper Lane, BD13

Approximate Gross Internal Area = 162.7 sq m / 1751 sq ft

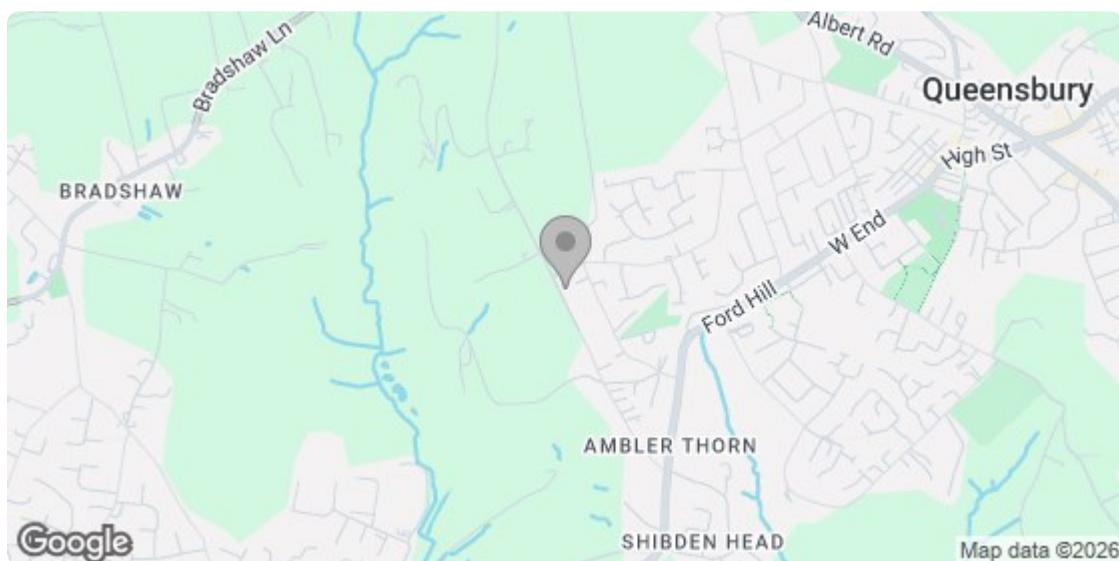


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274065)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

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