



Orchard House, 7a Victoria Drive, Northwram, Halifax, West Yorkshire, HX3 7HX Asking Price £1,150,000

**** DETACHED PROPERTY WITH FULL APPROVED PLANNING FOR ADDITIONAL PROPERTY + ADDITIONAL OPPORTUNITY ****

Offered to the market is this private and substantial FIVE/SIX DOUBLE BEDROOM DETACHED FAMILY HOME tucked away on a peaceful development of two properties in the heart of Northwram village with local amenities and the popular local primary school within walking distance. With off-street parking for multiple cars, a contemporary open-plan dining kitchen with bi-folding doors, two en-suite bedrooms, we expect this property to be popular with family buyers seeking a home for the long-term.

Internally comprising; entrance hallway, dining kitchen, utility room, lounge, WC, ground floor office/bedroom, four first floor double bedrooms including one with en-suite, house bathroom, second floor primary bedroom suite with en-suite and walk-in closet.

Externally the property is situated in a private setting off of Victoria Drive, with a large driveway and garden to the front, and a sizeable patio and lawned garden to the rear with access from the bi-folding kitchen doors.

GROUND FLOOR

Dining Kitchen



The hub of this family home, open-plan dining kitchen with sitting area, accompanying utility room and bi-folding doors to the patio - ideal for entertaining.

With hard-wood flooring throughout, dual skylight windows, dual-aspect, and a central breakfast bar with island lighting and seating.

The kitchen is fitted with a wide range of shaker-style contemporary units with complementary worktops and upstands.

Appliances - range cooker with five-burner hob and overhead extractor, fridge/freezer, dishwasher, wine cooler and sink with boiling/filtered water tap and drainer .

Lounge

Spacious lounge with dual-aspect to the front and rear, with sliding doors onto the patio.

With a central media wall with built-in electric fireplace, and offering ample space for a large suite.

Office/Bedroom



Ground floor home office with a view to the front of the property - offering potential use as a sixth double bedroom if preferable.

WC

Ground floor WC with wash basin.

Entrance Hallway



Open and bright entrance hallway with hard-wood flooring and mezzanine style glass balustrade staircase to the upper floors.

Utility Room



Utility room leading off the dining kitchen with side access point to the garden.

Fitted with matching units and worktops to the kitchen, a sink with drainer, and full-length storage cupboards with sliding doors.

FIRST FLOOR

Bedroom



Good-sized double bedroom with en-suite to the rear of the property and a view to the garden.

En-Suite



Tiled en-suite shower room with matching three-piece suite and frosted window - walk in shower, wc, wash basin, heated towel rail and vanity mirror.

Bedroom



Second first floor double bedroom, with a view to the rear of the property.

Bedroom



Third bedroom, a further double with a view to the front of the property.

Bedroom



Fourth bedroom, currently used as a home gym but offering ample space for a double bed with furniture.

Bathroom



Tiled house bathroom sitting centrally to the first floor with frosted window to the rear.

Fitted with a contemporary four-piece suite - walk-in shower, tub bath, wash basin with vanity mirror, wc, heated towel rail.

SECOND FLOOR

Primary Bedroom



Large primary bedroom suite to the second floor with multiple velux windows allowing for good natural light.

With a three-piece en-suite bathroom and walk-in closet allowing for a minimalistic aesthetic.

En-Suite



Three-piece en-suite with hard-wood flooring and tiled splashbacks - tub bath, wc, wash basin.

EXTERNAL



Rear



The property benefits from a large plot offering an ideal garden for this family home to the rear.

With a large sandstone patio area leading from the property with doors from the kitchen and lounge - ideal for entertaining and outdoor seating.

A lawn surrounds the patio and property, with mature trees and boundary fencing.

Front



Driveway to the front of the property offering off-street parking for multiple cars.

With hedging and mature trees offering privacy to each side, and a central lawn with path to the front.

Location

The property is set back from Victoria Drive, Northowram and offers a quiet, rural setting.

Access to the property is via an access road between numbers 7 & 9 Victoria Drive, turn left and follow the road to the bottom.

APPROVED PLANNING



Situated to the rear of the existing property is a building plot with full approved planning for a new five-bedroom, three bathroom detached family home.

The approved planning outlines a five bedroom detached property set across three floors, with a double garage, large master suite, wrap-around gardens, off-street parking and a home office.

The existing property and the outline planning have both been designed by the current owners to complement each other, and building works can commence immediately upon completion.

The building plot has it's own access road to the side of 7a Victoria Drive, with the outline foundation for the property already in place.

Graphics and floorplan for the planning can be found in our imagery, with more information provided via the planning portal reference: 22/01169/FUL.

LAND



To the side of the existing property is a piece of land, which offers further potential for additional planning opportunity on this site which can be shared by the current owners.

Plot



