



8 Cutter Close, Lindley, Huddersfield, HD3 3WY
Huddersfield

Offers in the Region of
£435,000



Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

An exceptional four-bedroom detached family home, situated on the highly sought-after Farriers development and finished to an outstanding standard with contemporary styling and luxury fixtures and fittings throughout.

The spacious accommodation includes four well-proportioned double bedrooms, with the principal bedroom benefitting from a stylish en-suite shower room. Designed with modern living in mind, the property offers bright and beautifully presented interiors, combining high-quality finishes with a sophisticated and elegant feel.

Externally, the home continues to impress with a private rear garden featuring both a decked seating area and a well-maintained lawn, providing the perfect space for relaxing, entertaining and family enjoyment. A detached single garage further enhances the practicality of this superb home.

Ideally positioned just a short distance from the ever-popular Lindley village, the property enjoys easy access to a range of independent shops, cafes, bars and restaurants, as well as excellent transport links and a selection of highly regarded schools. Offering the perfect blend of luxury, comfort and convenience, this stunning home is ideally suited to modern family living.

Entrance Hallway

Enter this property via a composite door into the hallway with cool cream ceramic tiles and stylish under stairs storage. Access to the ground-floor WC, living room, second reception room and the kitchen/diner. Stairs rise to the first floor accommodation.

Groundfloor WC

A spacious ground floor WC with tiled flooring. Comprising of a WC and a wash basin with tiled splash-back.





Living Room

This beautifully presented living room offers a generous and inviting space, perfect for relaxing and entertaining. A feature chimney breast forms an attractive focal point to the room, incorporating a contemporary electric fire that creates a warm and welcoming atmosphere. Bespoke fitted cupboards within the alcoves provide both practical storage and stylish character.

A large bay window to the front elevation allows an abundance of natural light to flood the room, whilst fitted internal blinds offer privacy and a sleek finish. The room is further enhanced by a luxurious cream carpet, adding comfort and elegance to this impressive living space.

Kitchen/Diner

This stunning open-plan kitchen diner is the heart of the home, offering a perfect blend of style and functionality. Contemporary ceramic tiled flooring flows seamlessly through from the entrance hallway, enhancing the sense of space and continuity.

The kitchen is fitted with a range of modern off-white wall and base units, complemented by wood-effect laminate work surfaces and stylish wall panelling, creating a sleek and inviting finish. A breakfast bar provides casual dining space with seating for two, perfect for busy mornings or socialising whilst cooking. Integrated appliances include an eye level double oven, a four-ring hob with extractor hood above, dishwasher and washing machine, whilst there is also space for a freestanding fridge freezer.

The dining and family area provides ample room for a large dining table, making it ideal for both everyday family living and entertaining guests. A striking media wall with a built-in TV, shelving and two wine racks creates an attractive focal point to the room, adding both character and practicality.

Natural light floods the space through a PVCu window to the rear elevation and French doors, which open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Second Reception Room

To the front of the property is the second reception room (currently used as a useful office), this area could be utilised for a variety of purposes, a snug, a bedroom or a playroom.





Landing

Carpeted stairs rise to the spacious landing benefitting from a storage cupboard and loft access. Access to all four bedrooms and house bathroom.

Master Bedroom

To the front of the property is this inviting and relaxing master bedroom with a luxury cream carpet, fitted wardrobes and access to the en-suite. A PVCu window overlooks the front elevation.

En-Suite

A luxury partially tiled en-suite with tiled flooring. Comprising of a WC, a wash basin and a large shower with glass panel and glass sliding door. Benefitting from a chrome towel rail and a PVCu privacy window to front elevation.

Bedroom Two

A second double bedroom with PVCu window to front aspect.

Bedroom Three

A third spacious double bedroom with PVCu window to rear elevation.

Bedroom Four

A fourth double bedroom with PVCu window overlooking the rear garden.

House Bathroom

A partially tiled house bathroom with tiled flooring. Comprising of a WC, a wash basin, and a bath. Benefitting from a feature mirror across one wall and a chrome towel rail. A PVCu privacy window to rear elevation.

Exterior

Externally, the home continues to impress with a private rear garden featuring both a decked seating area with surrounding raised beds, and a well-maintained lawn, providing the perfect space for relaxing, entertaining and family enjoyment. A detached single garage further enhances the practicality of this superb home with a tarmac driveway providing off-road parking for three cars. To the front is a paved pathway with decorative gravelled areas to either side.







Claire Ramsbottom

01484 817299

claire.ramsbottom@expuk.com

<https://claireramsbottom.exp.uk.com>