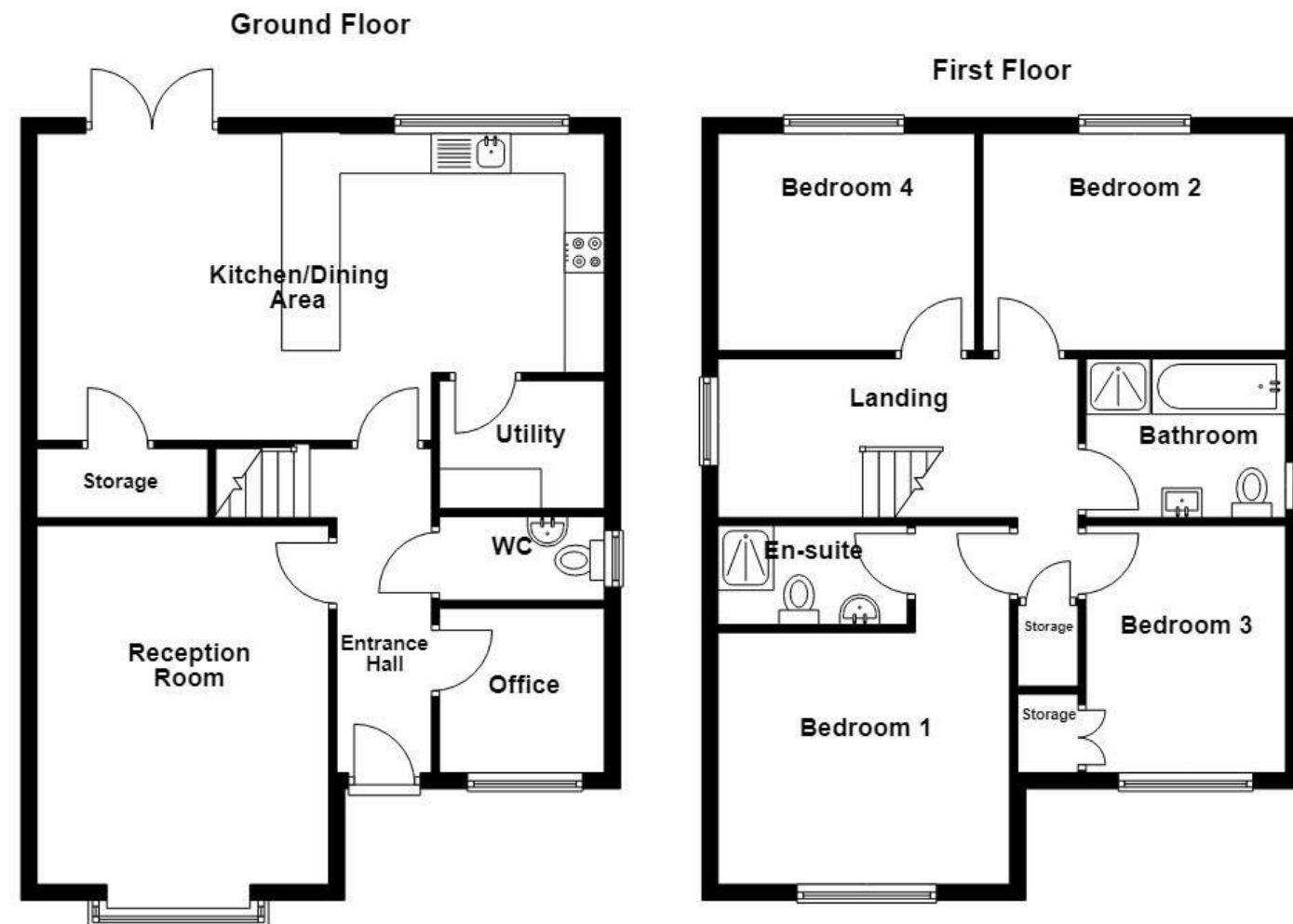




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Dawson Drive, Cliviger, BB10 4AS

£425,000

GENEROUSLY SIZED FOUR BEDROOM DETACHED HOME NOT TO BE MISSED

Situated in the charming area of Cliviger, this impressive detached house on Dawson Drive offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this home is ideal for families seeking space and convenience. The main bedroom features an ensuite, providing a private retreat, while the additional three bedrooms are well-proportioned, ensuring ample room for relaxation and rest.

The property boasts a spacious reception room, perfect for entertaining guests or enjoying family time. The contemporary fitted kitchen and dining area is a highlight, featuring French doors that open out to a low-maintenance rear garden, creating a seamless connection between indoor and outdoor living. This space is perfect for summer gatherings or simply enjoying a quiet morning coffee.

The house also includes a four-piece bathroom suite, ensuring that all family members have access to modern facilities. For added convenience, there is a downstairs WC, making it easy for guests and family alike.

The immaculate front gardens enhance the property's curb appeal, providing a welcoming entrance. Additionally, the drive offers off-road parking, a valuable feature in today's busy world.

This delightful home on Dawson Drive is not just a property; it is a lifestyle choice, offering comfort, style, and practicality in a sought-after location. Whether you are looking to settle down or invest, this house is a must-see.

Dawson Drive, Cliviger, BB10 4AS

£425,000

4 2 2 B

- Tenure Freehold
 - Four Generously Sized Bedrooms
 - Contemporary Fitted Kitchen/Dining Area
 - Easy Access To Major Commuter Routes
- Council Tax Band E
 - Off Road Parking With Drive
 - Ideal Family Home With Viewing Essential
- EPC Rating B
 - Two Bathrooms With Downstairs WC For Convenience
 - Ample Garden Spaces

Ground Floor

Hallway

13'5" x 3'5" (4.09m x 1.04m)

Composite front door, central heating radiator, doors leading to reception room, office and WC, stairs to first floor and LVT herringbone flooring

Reception Room

14'11" x 12 (4.55m x 3.66m)

UPVC double glazed box bay window, central heating radiator, wood panel elevation feature wall and LVT herringbone flooring.

Office

6'9" x 6'9" (2.06m x 2.06m)

UPVC double glazed window, central heating radiator and LVT herringbone flooring.

WC

6'11" x 3'10" (2.11m x 1.17m)

UPVC double glazed window, central heating radiator, two piece bathroom suite consisting of a dual flush WC and pedestal wash basin with mixer tap and LVT herringbone flooring.

Kitchen/Diner

23'7" x 9'10" (7.19m x 3.00m)

UPVC double glazed window, central heating radiator, panelled wall and base units, laminate work surfaces, inset sink with instant boiling water tap and single draining board, integral single electric oven, integral microwave, four ring induction hob, stainless steel extractor hood, tiled splashback, two integral fridges, integral freezer, integral dishwasher, breakfast bar with pendant lighting, UPVC double glazed French doors to rear garden, internal doors leading to Utility and Storage and LVT herringbone flooring.

Utility

6'10" x 5'6" (2.08m x 1.68m)

Panelled wall and base units, laminate work surface, tiled splashback, plumbing for washing machine, plumbing for dryer, concealed boiler, stable door to exterior and LVT herringbone flooring.

Garage

10' x 19'5 (3.05m x 5.92m)

Electrical supply.

First Floor

Landing

14'8" x 6'10" (4.47m x 2.08m))

UPVC double glazed window, loft access, smoke alarm, internal doors leading to - bedroom one, bedroom two, bedroom three, bedroom four and bathroom and stairs to the ground floor.

Bedroom One

11'9" x 15 (3.58m x 4.57m)

UPVC double glazed window, central heating radiator, feature wall lights and internal door leading to En-Suite.

En-Suite

8' x 4'2" (2.44m x 1.27m)

Central heating radiator, three piece bathroom suite consisting of - Dual flush WC, wall mounted wash basin with mixer tap, enclosed single shower with direct feed shower with rinse head, tiled elevations, extractor fan and wooden flooring.

Bedroom Two

10'10" x 10'5" (3.30m x 3.18m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

12'4" x 8'11" (3.76m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'7" x 8'11" (3.23m x 2.72m)

UPVC double glazed window and central heating radiator.

Bathroom

8'3" x 6'6" (2.51m x 1.98m)

UPVC double glazed window, central heating radiator, four piece bathroom suite consisting of - dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, enclosed single shower with direct feed shower with rinse head, partially tiled elevations and aminate flooring.

Exterior

To the front of the property there is a tarmac drive, laid to lawn and pathway leading to the front entrance door.

To the rear of the property there is a laid to lawn garden enclosed by wooden fencing, paved patio area, stone chipped area, bedding areas featuring multiple types of shrubbery.

