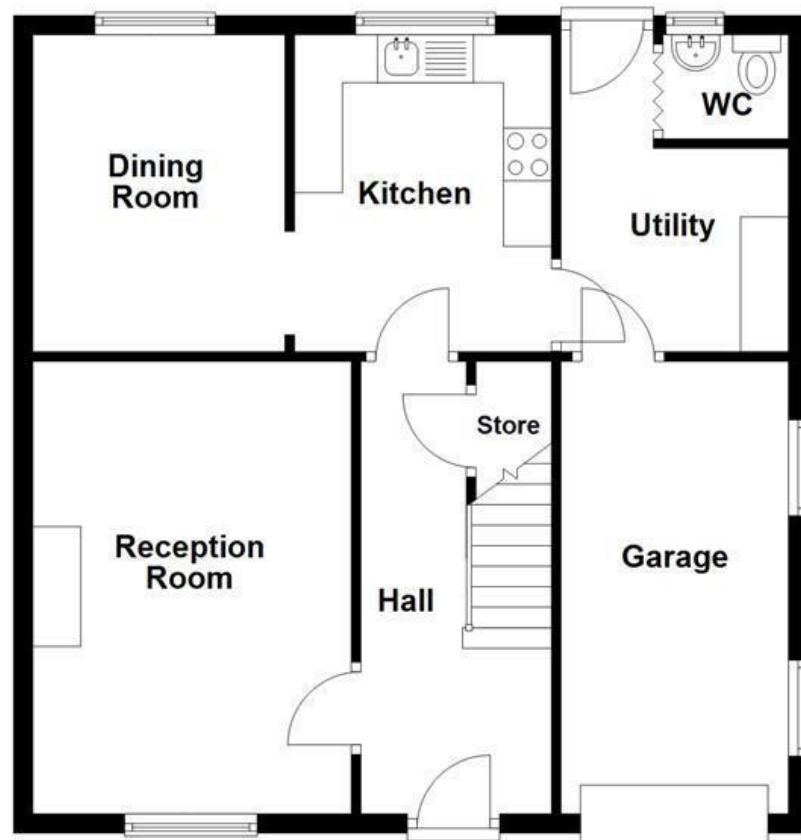
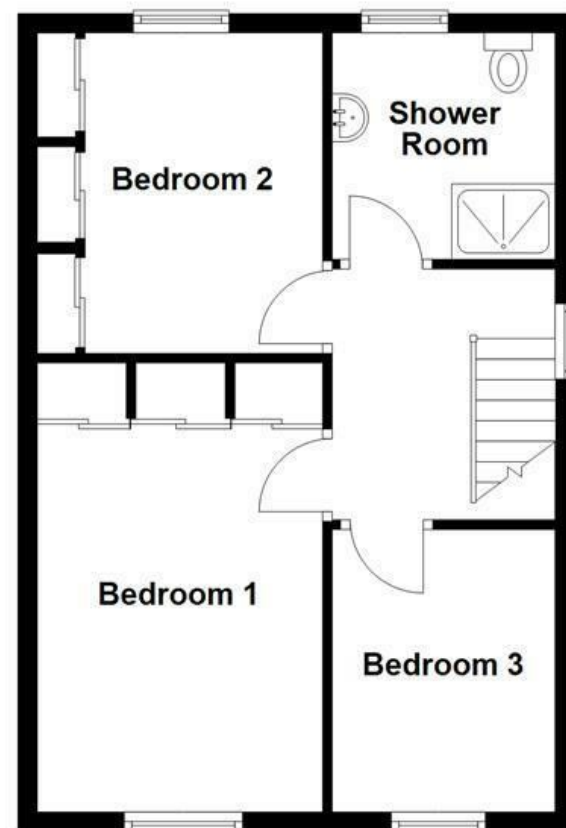


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 Avenue, Simonstone, BB12 7JF

£379,950

AN IDYLIC DETACHED FAMILY HOME

Nestled in the desirable area of Dawson Avenue, Simonstone, this exquisite detached house offers a splendid opportunity for families seeking a perfect home. This impressive property is situated on the edge of a sought-after estate, providing breath-taking panoramic views of the surrounding countryside.

This charming residence features three generously sized bedrooms, ensuring ample space for family living. The modern shower room is tastefully designed, complementing the overall aesthetic of the home. The heart of the property is undoubtedly the open-plan kitchen diner, which creates a warm and inviting atmosphere, ideal for both everyday living and entertaining guests.

The exterior of the property is equally impressive, boasting stunning gardens that provide a serene outdoor space for relaxation and play. With ample off-road parking available, convenience is at your fingertips. Notably, the property is not overlooked, allowing for a sense of privacy and tranquillity.

Having been beautifully maintained and presented throughout, this home features neutral decoration that allows for personal touches to be added with ease. Additionally, the summer house in the garden offers a delightful retreat, perfect for enjoying the warmer months.

Dawson Avenue, Simonstone, BB12 7JF

£379,950

 3  1  2  D

- Exceptional Detached Property
- Perfect Family Home
- Off Road Parking and Garage
- EPC Rating D
- Three Generously Sized Bedrooms
- Sought After Location
- Tenure Freehold
- Three Piece Shower Room
- Stunning Rear Garden with Open Countryside Views
- Council Tax Band D

Ground Floor

Entrance Hall

15'6 x 6'6 (4.72m x 1.98m)

UPVC double glazed frosted front door, central heating radiator, coving, spotlights, four feature wall lights, under stairs storage, oak doors leading to reception room and kitchen.

Reception Room

15'6 x 10'11 (4.72m x 3.33m)

UPVC double glazed window, central heating radiator, cornice coving, spotlights, living flame electric fire and television point.

Kitchen

10'10 x 8'9 (3.30m x 2.67m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, breakfast bar, stainless steel sink and drainer with mixer tap, integrated double oven with four ring electric hob and extractor hood, integrated microwave, under unit lighting, spotlights, herringbone effect lino flooring, open to dining room and oak door to utility.

Dining Room

10'10 x 8'8 (3.30m x 2.64m)

UPVC double glazed window, central heating radiator, coving and herringbone effect lino flooring.

Utility

10'10 x 7'9 (3.30m x 2.36m)

Panelled wall and base units with wood effect work surfaces, tiled elevations, space for fridge freezer, plumbing for washing machine, spotlights, tiled flooring, concertina door to WC, door to garage and UPVC double glazed frosted door to rear.

WC

5'3 x 3'7 (1.60m x 1.09m)

UPVC double glazed frosted window dual flush WC, pedestal wash basin with mixer tap, tiled elevations and tiled flooring.

Garage

15'6 x 9'2 (4.72m x 2.79m)

Two UPVC double glazed frosted windows, stainless steel sink and drainer with mixer tap, power, lighting and electric up and over garage door.

First Floor

Landing

8'8 x 7'9 (2.64m x 2.36m)

UPVC double glazed window, loft access with integrated ladder and loft boarding, coving, two feature wall lights, hardwood doors leading to three bedrooms and shower room.

Bedroom One

15'4 x 9'9 (4.67m x 2.97m)

UPVC double glazed window, central heating radiator, coving, spotlights, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

11'4 x 9'9 (3.45m x 2.97m)

UPVC double glazed window, central heating radiator, coving, spotlights, fitted wardrobes and shelving.

Bedroom Three

9'8 x 7'9 (2.95m x 2.36m)

UPVC double glazed window, central heating radiator, coving, spotlights, integrated shelving and wood effect laminate flooring.

Shower Room

7'9 x 7'9 (2.36m x 2.36m)

UPVC double glazed frosted window, heated towel rail, low basin WC, pedestal wash basin with traditional taps, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled effect lino flooring.

External

Rear

Laid to lawn garden with block paving, bedding and summerhouse.

Summerhouse

9'8 x 5'9 (2.95m x 1.75m)

External power supply.

Front

Laid to lawn garden with bedding, block paved driveway and access to garage.

