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SALES & LETTINGS

Attlee Avenue, DE13 9UH

Offers Over £350,000

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A Spacious and Immaculately Presented Four Bedroom Detached Home with Garage in a Popular Modern Development.

This superbly presented four bedroom detached family home offers generous and versatile accommodation arranged over two floors. Benefiting from off-street parking, an integral garage, and a landscaped rear garden with a decked seating area, the property is ideally suited for growing families and those seeking a modern, low-maintenance lifestyle.

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Accommodation

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The property is entered via a composite front entrance door into a welcoming hallway with stairs rising to the first floor and doors to the living room, kitchen/diner/family room, and ground floor WC.

To the front of the property, the living room offers excellent proportions and natural light through a large front-facing double glazed window.

To the rear, the open-plan kitchen/dining/family room spans the full width of the house and is a standout feature. The kitchen area is fitted with a stylish range of white gloss wall and base units, contrasting dark worktops, integrated oven, hob with extractor above, integrated fridge freezer, and dishwasher. The family and dining areas offer space for both lounge seating and a dining table, with twin double glazed French doors opening out onto the rear decked terrace—perfect for indoor-outdoor living.

The ground floor WC is fitted with a modern white two-piece suite.

First Floor

Upstairs, the spacious landing leads to four well-proportioned bedrooms and a family bathroom.

The master bedroom is a generous double with fitted wardrobes and access to a modern en-suite shower room featuring tiled walls, a corner shower cubicle, pedestal wash hand basin, and WC.

There are two further double bedrooms, both offering ample space for furniture, and a good-sized fourth bedroom currently used as a children's bedroom.

A flexible lifestyle room is also accessible from the landing, ideal for use as a home office, playroom, or additional dressing room.

The family bathroom features a three-piece suite comprising a panelled bath with electric shower and screen, WC, and pedestal wash hand basin, all finished with

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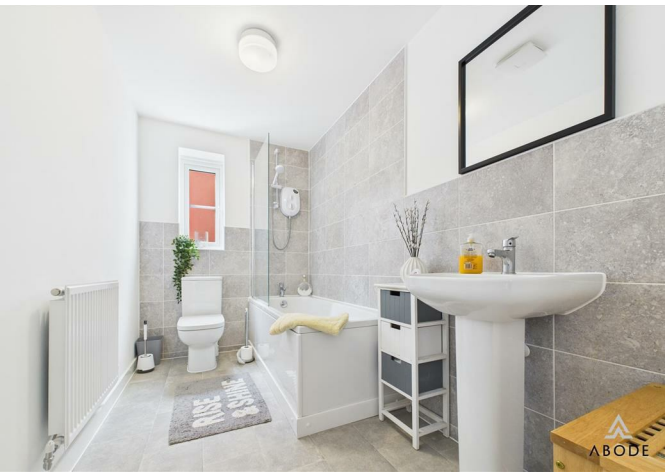

contemporary grey tiling.

Outside

To the front of the property is a tarmac driveway providing off-street parking and access to the integral garage. A lawned front garden with planted borders sits adjacent to the entrance path.

The rear garden has been thoughtfully landscaped, with a spacious decked area ideal for outdoor entertaining, a lawned garden enclosed by timber fencing. There is gated side access to the front.

Location

Situated on a sought-after modern development, the property is within easy reach of local amenities, highly regarded schools, and excellent transport links including access to major roads.

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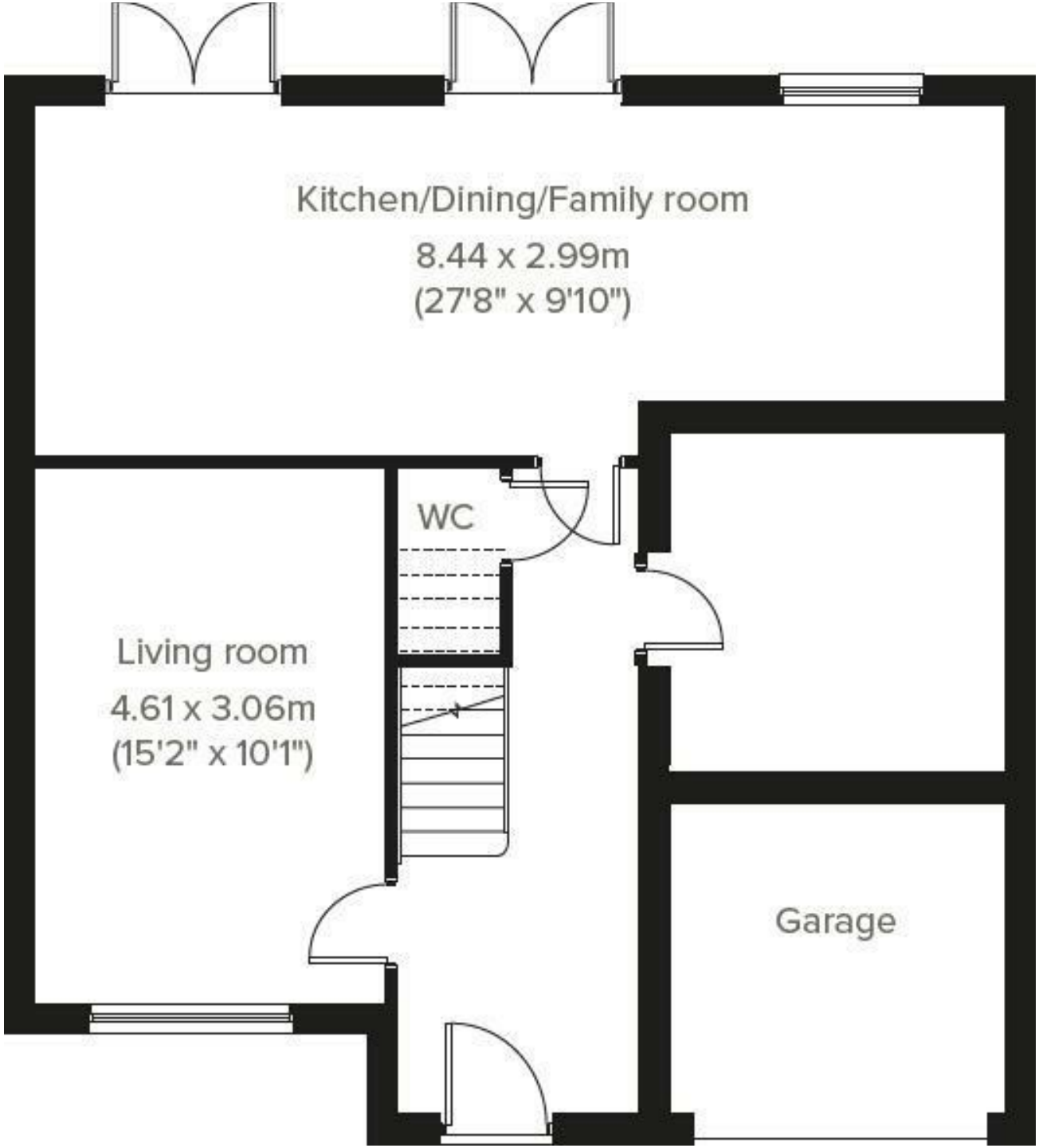
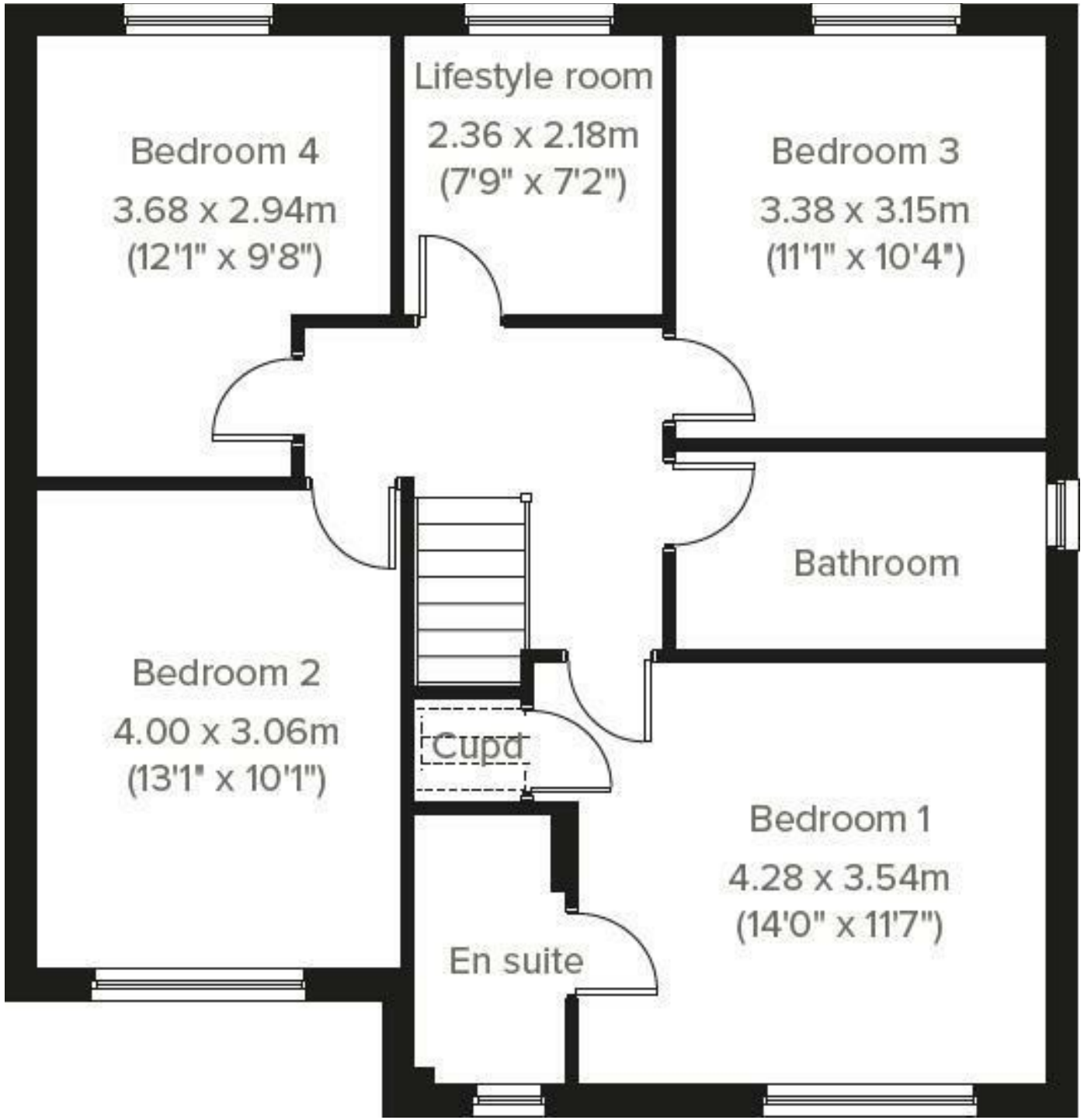
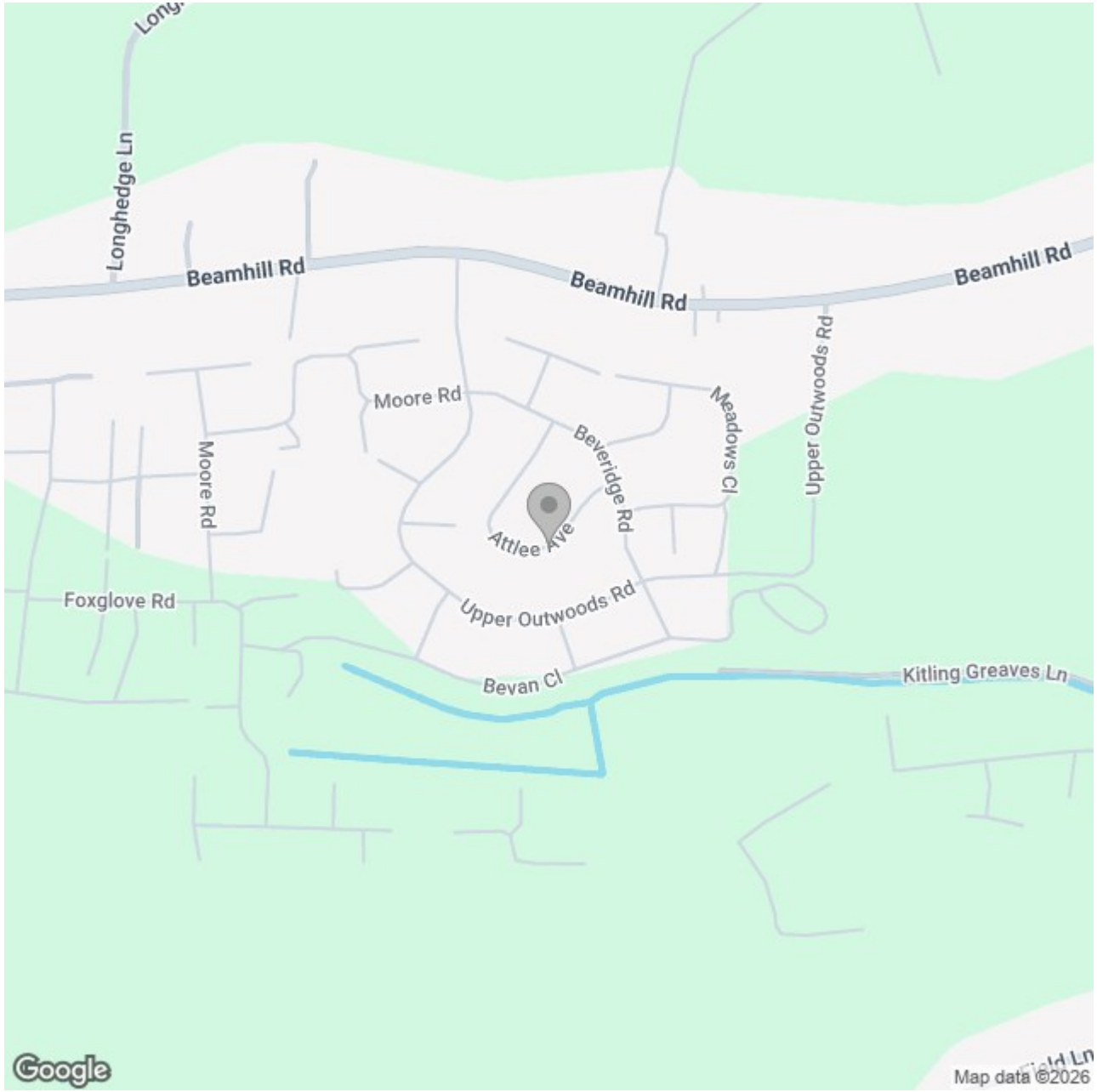

Kitchen/Dining/Family room
8.44 x 2.99m
(27'8" x 9'10")
WC
Living room
4.61 x 3.06m
(15'2" x 10'1")
Garage


Bedroom 4
3.68 x 2.94m
(12'1" x 9'8")
Lifestyle room
2.36 x 2.18m
(7'9" x 7'2")
Bedroom 3
3.38 x 3.15m
(11'1" x 10'4")
Bathroom
Bedroom 2
4.00 x 3.06m
(13'1" x 10'1")
Cupd
Bedroom 1
4.28 x 3.54m
(14'0" x 11'7")
En suite



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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