MARSH & MARSH PROPERTIES

3 Crow Wood View, Hove Edge, HD6 2HE *£660,000*

If you are looking for a premier property, presented in immaculate condition and situated in a highly sought after and well regarded gated community, then this five bedroomed, detached, property will certainly be of special interest to you. The house is located in the charming Hove Edge area and also benefits from stunning far reaching views over fields, to the rear elevation, offering the ideal backdrop. From the moment you arrive you will immediately notice that this is a rare gem and is something special. The property has a brick paved forecourt that offers ample parking for three cars. A single garage offers a fantastic amount of storage space (including a boarded loft) or an additional secure parking space. To the rear of the property are the beautifully maintained, patio and lawned, gardens offering the ideal place to sit back and relax whilst looking over the rear views. A perfect place for children and pets to play making this house a real family home.

Internally you will continue to notice the high quality finishes and modern décor that make this house a real treat. Its glass frontage leads inside to a warm and welcoming atmosphere that will continue throughout this home. The property features a beautifully presented living room, a large and open plan style dining kitchen, office/playroom, utility room, ground floor WC, five bedrooms (all with space for a double bed and the master bedroom featuring a master suite), house bathroom and upper floor shower room.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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There are excellent local shops and services close by and a park within 5 minutes' walk. The property is also within the catchment areas of good primary and secondary schools, all within easy walking distance. This property benefits from good transport connections to the local area, with Brighouse town centre being just a quick 3 minute drive or 10 minute walk away. The M62 motorway is just 10 minutes' drive from the property providing quick links to the major cities of Leeds, Bradford and Manchester. Brighouse train station is well connected and provides fantastic train connections to all local towns, including access to the Grand Central train service.

Owing to the premium nature of this detached family home, situated in its private and exclusive gated community, an appointment to view is essential.

From the front of the property a large glass panelled door opens into the

ENTRANCE HALLWAY

A large and grand entrance hallway that has a stunning feature open area as you step into the door, with a modern chandelier that creates a fantastic first impression - a real 'wow' factor. The hallway has solid wood flooring and banister that creates a warm feeling. With an under stairs storage cupboard, central light fitting, ceiling inset spotlights, alarm control point and zoned under floor heating.

From the entrance hallway solid wooden doors open into the

LIVING ROOM

The large and long living room benefits from being dual aspect with a uPVC double glazed bay window to the front elevation and uPVC double glazed bi-folding doors that open out into the rear garden. The living room presents more than

ample room for a three piece suite along with additional furniture. A modern, chimney breast inset, wood burning stove creates the ideal central feature for the whole room. With a carpeted floor, zoned under floor heating, cornice to ceiling and television access point.

DINING KITCHEN

The real pièce de résistance of the property is the large and open plan dining kitchen. Featuring an impressive vaulted ceiling, exposed brick feature wall and large bi-folding doors that open out into the rear garden; this space is the ideal family communal area. To one side of the room there is plenty of space for a large and long dining table and “L” corner sofa. To the other side of the room is the kitchen area with “L” shaped glass work surfaces and a central glass surfaced kitchen island. With an integrated hob, integrated oven, integrated dishwasher, integrated wine fridge, integrated microwave, integrated fridge/freezer, breakfast bar to the central island, wall mounted tv point, high quality tiled flooring, zoned under floor heating, seating area downlights, island

down lights, ceiling inset spotlights, two uPVC double glazed windows to the front elevation and an inset sink with stainless steel mixer tap.

From the dining kitchen wooden doors open into the

OFFICE / PLAYROOM

An excellent addition to the property, having been lovingly turned into a playroom; this would be the ideal space as a work from home office. Featuring cupboard storage space, tiled floor, uPVC double glazed window to the rear elevation, ceiling inset spotlights and zoned under floor heating.

UTILITY ROOM

The utility room is a highly useful space, offering a further work area as well as a location to keep appliances and washing out of the main part of the house. The utility room also provides access to the rear of the property via a frosted uPVC double glazed door. The room houses the boiler system and under floor heating control suite as well as a CCTV control system. With a tiled floor, zoned under floor heating, laminated work surface, central light fitting, plumbing for a washing machine, space for a dryer, cupboard storage space and a stainless steel sink with stainless steel mixer tap.

From the hallway a wooden door opens into the

WC

A useful addition to the property, offering ground floor facilities. With a tiled floor, washbasin, close coupled toilet, ceiling inset spotlights, extractor fan and under floor heating.

From the hallway the carpeted stairs lead up to the

LANDING

An open landing that makes excellent use of the

mezzanine overlooking the hallway and to the large windows to the front elevation. With a single radiator, carpeted floor, ceiling inset spotlights and wooden banisters.

From the landing a wooden door opens into

MASTER BEDROOM

A truly impressive and large master bedroom. The bedroom offers ample space for a king sized bed along with additional bedroom furniture. The room has plenty of ceiling inset spotlights and ceiling suspended bedside lights. A uPVC double glazed set of French doors open out onto a balcony that overlooks the views to the rear elevation offering an ideal place to wake up to. A wall length set of fitted wardrobes provides more than ample storage space as well as housing a television, all with their own set of spotlights. With a carpeted floor, uPVC double glazed window to the rear elevation, single radiator and alarm control point.

From the master bedroom a wooden door opens into the

MASTER SUITE

A neatly presented master suite that creates a highly functional space. With its walk-in style rainfall shower, glass splash guard, close coupled toilet, suspended vanity inset washbasin, frosted uPVC double glazed window to the rear elevation,

tiled floor, ceiling inset spotlights, stainless steel towel radiator and extractor fan.

From the landing wooden doors open into

BEDROOM 2

A large second bedroom that offers plenty of space for a king sized bed along with additional bedroom furniture. With a carpeted floor, ceiling inset spotlights, uPVC double glazed window to the front elevation and single radiator.

BEDROOM 3

A generous third bedroom that has plenty of space for a double bed. The room is currently utilised as a walk-in wardrobe/dressing room owing to the wall surrounding wardrobes and drawers. With a uPVC double glazed window to the front elevation, carpeted floor, ceiling inset spotlights and a single radiator.

BATHROOM

A rather impressive and large house bathroom, with a neutral décor and style that makes it the perfect place to sit back and relax at the end of a stressful day. With its large walk-in style rainfall shower, glass splash guard, free standing bowl bath, close coupled toilet, vanity inset his & hers style sink, tiled floor, tiled splashbacks, frosted uPVC double glazed window to the side elevation, ceiling inset spotlights, stainless steel towel radiator and extractor fan.

From the landing carpeted stairs lead up to the

UPPER LANDING

A mezzanine upper landing, again benefitting from the large windows, to the front elevation, offering plenty of natural light. With a single radiator, carpeted floor and ceiling inset spotlights.

From the upper landing wooden doors open into

BEDROOM 4

A large fourth bedroom, offering space for a king sized bed along with additional furniture. A dormer uPVC double glazed window, to the front elevation, offers plenty of natural light for the whole room. With a carpeted floor, double radiator and ceiling inset spotlights.

BEDROOM 5

A similar sized room to bedroom four, bedroom five offers space for a king sized bed, rear facing

Velux window, carpeted floor, single radiator and ceiling inset spotlights.

SHOWER ROOM

A well laid out shower room offering top floor facilities, with a tiled floor, tiled splashbacks, shower cubicle, ½ pedestal washbasin, stainless steel towel radiator, close coupled toilet, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlight and extractor fan.

GARDENS

The rear garden offers an ideal place to sit back and relax and enjoy the pleasant and far reaching views over fields to the rear elevation. An ideal backdrop to the property that will impress and delight. To the edge of the property and surrounding is a patio flagged area that creates two separate seating areas, ideal for a hot tub and patio furniture. To the edge of the patio is a lawned area, with flowerbed/shrub trim, that leads to the far end of the garden. In the rear corner is a raised decked area offering the ideal place for a seating space to overlook the views. The garden is pleasantly presented whilst remaining low maintenance; ideal for a busy family life.

PARKING & GARAGE

To the front of the property there is a brick paved and patio forecourt that offers ample parking space for three cars.

To the rear of the drive is a semi-detached single garage. The garage features an electric door and provides an additional secure parking space. The garage has a door opening into the garden and would make the ideal storage space, workshop or "man cave". The garage loft has been boarded to allow for further storage.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///sugars.lower.over

Google Plus Code: P684+XXC Brighouse

For sat nav users the postcode is: HD6 2HE

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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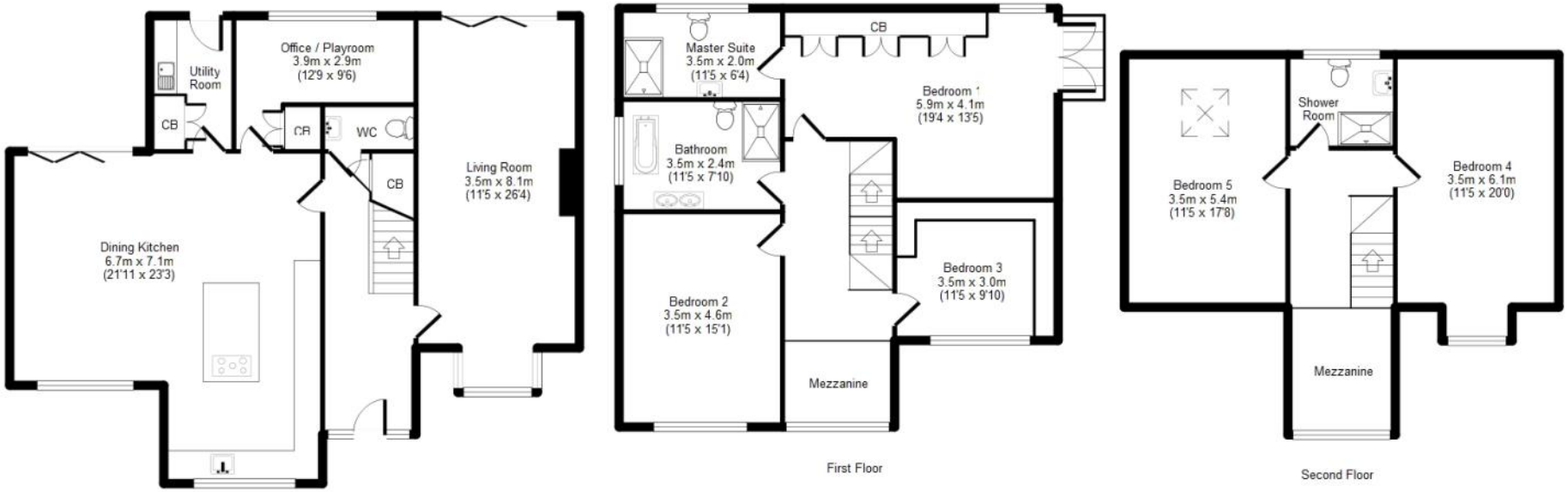

APPROX GROSS INTERNAL FLOOR AREA: 231 sq. m / 2485 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.
Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
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