



Dalkeith Wellington Road, Telford, TF2 8NL

Offers In The Region Of £345,000

Dalkeith house offers a great opportunity to buy a lovely family home in Muxton, with good-sized bedrooms, flowing and spacious living areas and a real sun trap of a garden. Being sold-chain free, this property presents the perfect chance to make it your new home.

Front Exterior

Externally, the property benefits from a substantial paved driveway providing off-road parking adjacent to a spacious garage with a side-sliding door. A neat front lawn is bordered by hedging, offering privacy and greenery to the frontage.

Hallway

A welcoming hallway with patterned wallpaper and wood flooring extends towards the stairs and gives access to the ground-floor living accommodation.

Living Room

The living room offers a cosy and inviting atmosphere with parquet flooring and cream walls. A bay window allows natural light to flood in, framing a comfortable seating area centred around a classic fireplace with a mantelpiece. Wall-mounted lights and a central ceiling light provide ample illumination, creating a pleasant space for relaxation or entertaining. Large bi-fold doors open into the dining area to create a flowing, sociable space.

Dining Room

This dining room features the same parquet flooring as the living room and benefits from a large sliding door dressed with floor-length curtains, offering views and access to the garden area. The space comfortably accommodates a dining table with seating, ideal for family meals or gatherings.

Kitchen

A modern fitted kitchen, with tiled flooring and light-coloured cabinetry topped with wood-effect work surfaces. Integrated appliances include a built-in oven and electric hob with a stainless-steel extractor, a standing fridge freezer and a dishwasher. The room provides ample storage space and room for a more casual dining area. A door leads to the utility room and garden beyond, providing convenience and easy access.

Utility Room

A practical utility room with tiled flooring and cream cabinetry featuring a sink and space for appliances. This room benefits from a side door leading outside and includes access to a separate WC with a window for natural light, fitted with basic sanitaryware and tiled detailing.

Landing

The upstairs landing is carpeted and decorated with patterned wallpaper, featuring a window that illuminates the space naturally. Doors lead off to the bedrooms and bathroom, and access to the loft space.

Master Bedroom

The principal bedroom is warm and inviting with neutral carpeting, decorative wallpaper and a large window overlooking the front lawn. Fitted wooden

wardrobes stretch across one wall, incorporating a dressing table with a mirror, offering excellent storage and practicality for daily use.

Bedroom Two

A second double bedroom to the rear of the property with views through a large window over the garden. Ample room for further furnishings and decorated to give a peaceful and relaxing feel.

Bedroom Three

This third bedroom is cosy and bright, with carpeted floors and a large window overlooking the front of the property. The room offers versatile use as a bedroom, home office or dressing room.

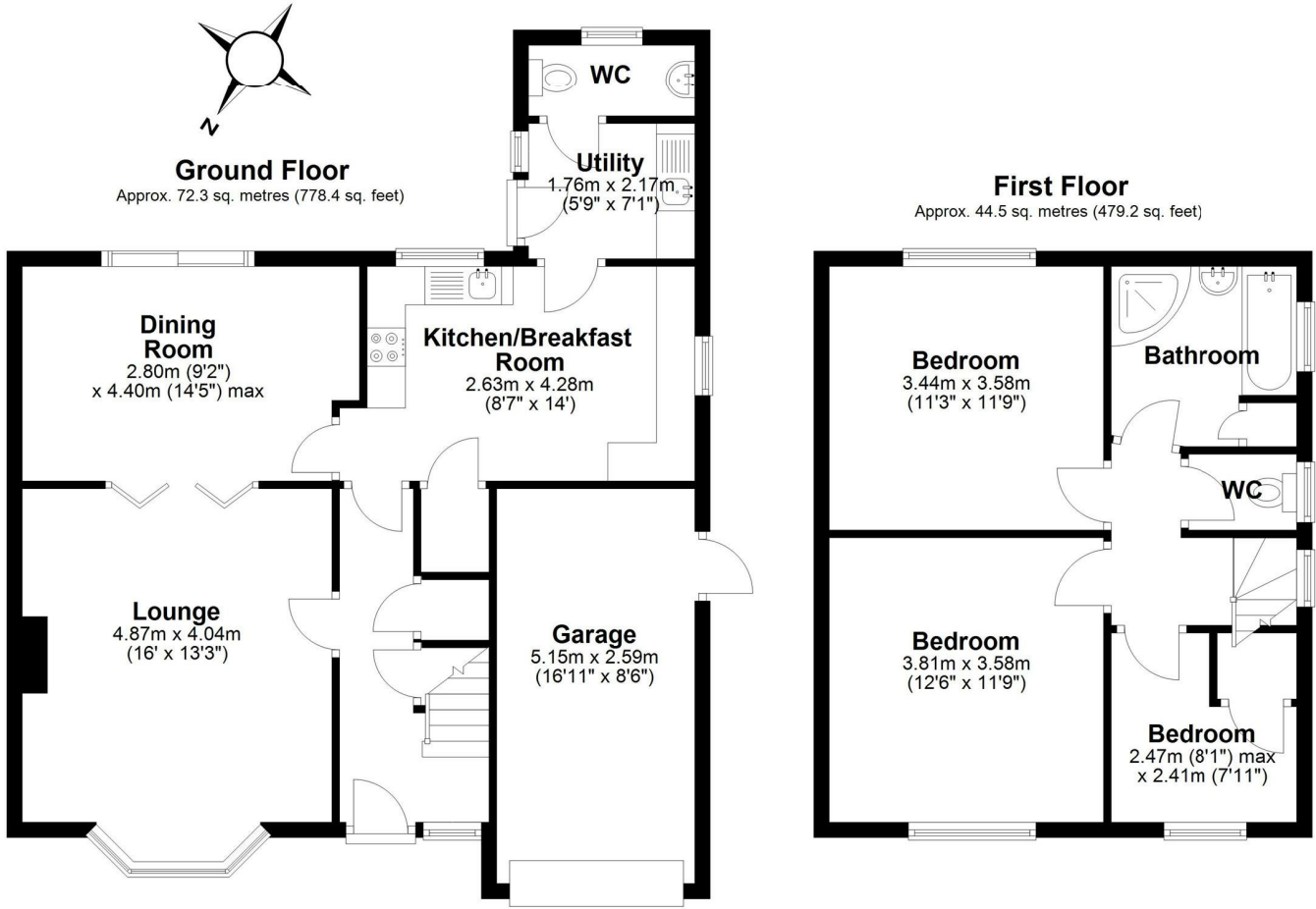
Bathroom & WC

The family bathroom could benefit from some modernisation, however it is sizeable and practical, with a white suite including a bathtub, pedestal basin, and separate corner shower cubicle. Walls are tiled halfway and a window with frosted glass ensures privacy while allowing natural light to enter. The WC is separate for added convenience.

Rear Garden

The private rear garden features a paved patio that extends from the house, opening out onto a well-maintained lawn bordered by mature shrubs and trees. Being South-East facing ensures plenty of sunlight throughout the day.

Floor Plan

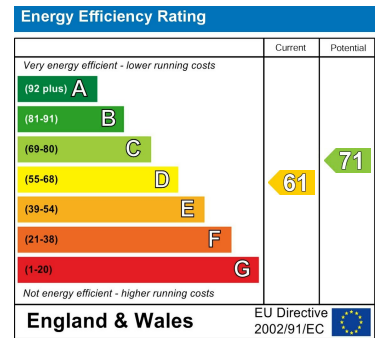


Total area: approx. 116.8 sq. metres (1257.6 sq. feet)

Area Map



Energy Efficiency Graph



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