



STEPHENSON BROWNE

Leaman Road, Haslington

CW1 5AD



£450,000



STEPHENSON BROWNE

DESCRIPTION

Situated on Leaman Road in the highly sought-after village of Haslington, this impressive four-bedroom home offers spacious and versatile accommodation, ideal for modern family living.

The property is approached via a driveway providing ample off-road parking, alongside a detached garage. To the rear, you'll find a private, enclosed, low-maintenance garden—perfect for relaxing or entertaining.

Upon entering, a grand entrance hall with a wide staircase sets the tone for the rest of the home. The ground floor boasts a well-proportioned sitting room, a dedicated study ideal for home working, and the heart of the property is a stunning kitchen diner and living space, complete with integrated appliances and ample room for dining and socialising. A separate utility room/cloakroom adds further practicality.

Upstairs, the principal bedroom benefits from a dressing area and a stylish ensuite. Three further well-sized double bedrooms are served by a modern family bathroom. The home also offers excellent storage throughout.

Located within a popular residential village, this property combines generous living space with a desirable setting, making it an ideal choice for



families seeking comfort, convenience, and style.



ROOM DESCRIPTIONS

Entrance Hall

14'6" x 7'7"

Understairs storage cupboard.

Sitting Room

16'6" x 11'1"

Bright room with dual aspect windows.

Kitchen Dining / Living Area

25'5" x 11'0"

A range of wall and base units with solid oak work surfaces. Integrated fridge freezer and dishwasher. Double electric oven and grill. Five ring gas hob with extraction hood above. Breakfast bar with space for two stools. Ample space for a large dining table and seating area. Bifolding doors leading onto the patio.

Study

6'7" x 6'7"

Utility / Cloakroom

7'6" x 6'7"

Integrated washing machine and space for an integrated tumble dryer. Storage and solid oak worktop. WC and wash basin.

Bedroom One

12'11" x 9'5"

Plus dressing area with sliding wardrobes.

Ensuite

7'10" x 3'10"

Bedroom Two

12'3" x 10'2"

Sliding wardrobe.

Bedroom Three

13'4" x 8'0"

Bedroom Four

11'10" x 8'0"

Bathroom

7'2" x 7'1"

Garage

18'1" x 8'11"

Up and over garage door. Power and space for a tumble dryer. Pitched storage above.



Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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Estate Charge

Dandy Wren, service charge approx £280 per annum.







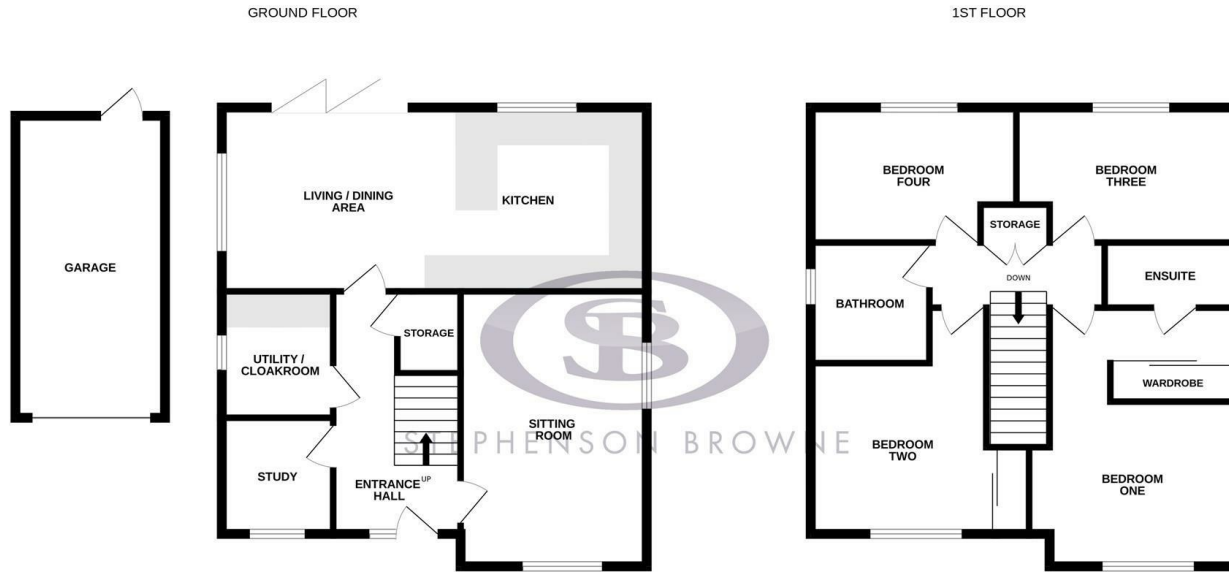


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Viewing

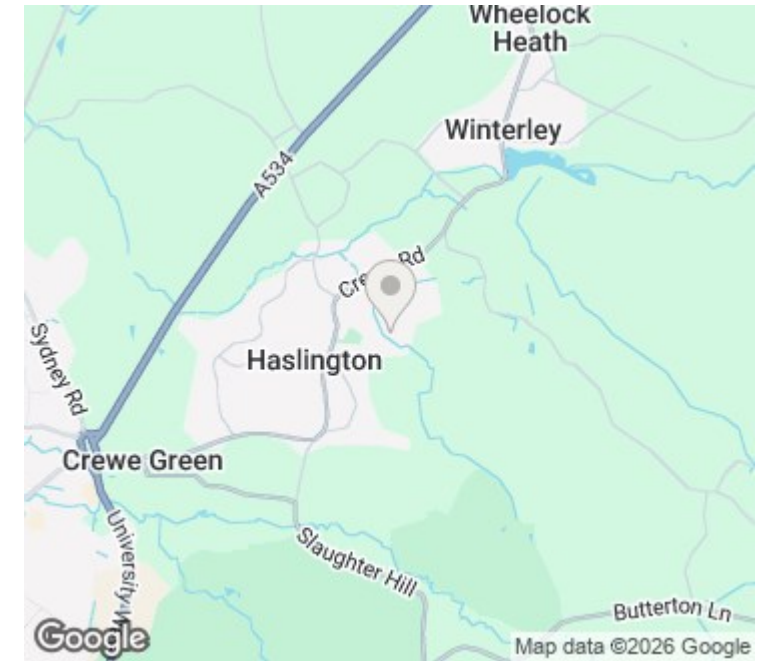
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

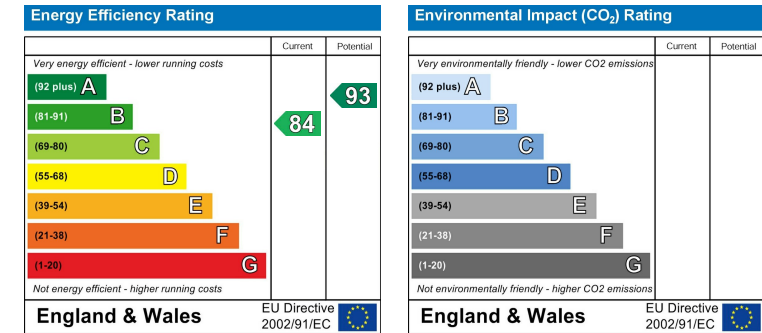


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating



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