



Meadow Drive | Micklefield | LS25 4FQ

£390,000

Four Bedroom Detached Home | Council Tax Band E | EPC Rating B

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* FOUR BEDROOM DETACHED PROPERTY * NO CHAIN! * OPEN PLAN DINING/KITCHEN WITH BUILT-IN APPLIANCES * LARGE REAR GARDEN * INTEGRAL GARAGE * OFF ROAD PARKING FOR FOUR CARS *

Generous sized four bedroom detached house, situated on the edge of a charming village, offering excellent connections to local public transport, train station and motorways. Constructed by Avant Homes in 2022, it is a modern and stylish property with the reassurance of remaining NHBC certification. As an added bonus, this property is offered with NO ONWARD CHAIN, ensuring a smooth and swift transition for the lucky new homeowner.

This stunning property boasts four double bedrooms, setting it apart from many others on the market. The master bedroom is a highlight with its spaciousness and the added luxury of an en-suite shower room. The three other bedrooms are also generously sized, providing ample space for a growing family or visitors. The property features a family bathroom with a shower over the bath, providing a perfect blend of functionality and comfort.

The heart of the home is the open-plan kitchen which is the epitome of modern living. It includes ample dining space for family meals, built-in appliances for convenience, and bi-folding doors that open out onto the garden, allowing for seamless indoor-outdoor living. To add the modern living, there is also a utility room and W.C The lounge completes the accommodation, with a charming box bay window, creating a tranquil space for relaxation.

Outside, the property offers ample off-road parking for four cars, and an integral single garage with EV charging. The good sized rear garden, is fully enclosed and with a sunny aspect, which is mainly lawned and offers excellent outdoor living to make your our stamp on.

This house is a must-see for those in search of a contemporary and spacious family home in a convenient location.

Entrance Hall

Double-glazed window to front, radiator, built-in under-stairs storage cupboard, stairs to first floor landing, door to:

Lounge 3.48m min x 3.51m (11'5" min x 11'6")

11'5" min (17'9" into bay) x 11'6"

Double-glazed box bay window to front, radiator.

Kitchen/Diner 4.78m x 5.77m (15'8" x 18'11")

Fitted with a range of base and eye level units with worktop space over and drawers, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, plumbing for a dishwasher, built-in electric oven, built-in four ring ceramic hob with extractor hood over, built-in microwave, two radiators, double-glazed folding bi-fold door to garden, door to:

Utility Room 2.51m x 1.35m (8'3" x 4'5")

With worktop space over, plumbing for automatic washing machine, space for tumble dryer, and double-glazed window to rear.

WC

Double-glazed window to rear, fitted with two piece suite comprising, wash hand basin and low-level WC, radiator, built in storage cupboard and drawers.

Landing

Radiator, access to loft space, door to built-in storage cupboard.

Master Bedroom 3.81m max x 5.82m max (12'6" max x 19'1" max)

12'6" max (6'2" min) x 19'1" max

Two double-glazed windows to front, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with shower over, wash hand basin, and low-level WC. Extractor fan, double-glazed window to side, radiator.

Bedroom 2 3.81m x 3.02m (12'6" x 9'11")

Double-glazed window to front, radiator.

Bedroom 3 3.91m x 2.77m min (12'10" x 9'1" min)

12'10" x 9'1" min plus door recess

Double-glazed window to rear, radiator.

Bedroom 4 2.72m x 2.92m (8'11" x 9'7")

Double-glazed window to rear, radiator.

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, wash hand basin and low-level WC, extractor fan, double-glazed window to side, radiator.

Outside

There is a driveway to the front, which offers off road parking for up to four cars and leads to the integral single garage. Side gated access leads to a fully enclosed garden, which is mainly lawned with a paved patio seating area.

Garage

Power and light connected, EV -electric car charging point and an up and over door.

Agents Note

Please note that there is an annual communal estate maintenance charge, of which are to be confirmed.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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