



Quarry Avenue | Micklefield | LS25 4FR

£259,995

Three Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating A

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* MODERN THREE BEDROOM SEMI-DETACHED HOUSE * NO CHAIN! * OPEN PLAN KITCHEN WITH BUILT-IN APPLIANCES * OPEN PLAN LOUNGE WITH FRENCH DOORS * SOLAR PANELS * OFF ROAD PARKING *

Immaculate three-bedroom semi-detached house, perfectly positioned to take advantage of excellent public transport links, nearby green spaces, motorway connections, and a local train station. The property is presented to an exceptional standard throughout, providing a contemporary and comfortable lifestyle. The property has exceptional views to the rear of the property, of open fields. The property was recently built in 2024, by Avant Homes and comes with the remaining years of a 10 year NHBC Certificate, providing assurance of its high-quality construction and finish.

Upon entering, you are greeted by a bright and spacious open plan fitted kitchen and lounge. The lounge area offers picturesque views of the garden, together with direct access to the outdoor space —ideal for relaxing in privacy or entertaining guests. The modern open-plan kitchen benefits from a sociable breakfast bar and quality built-in appliances, making it a superb setting for both everyday living and hosting.

Accommodation comprises a generously proportioned master double bedroom, a further double bedroom boasting stunning far-reaching views, and a third single bedroom, all thoughtfully designed to maximise space and natural light.

Noteworthy features include off road parking, efficient solar panels for eco-friendly living, and an EV charging point to accommodate electric vehicles.

This wonderful home represents a rare opportunity to purchase a property that blends modern sustainability features with access to nature and ease of commuting. Ideal for those seeking move-in-ready accommodation in a prime location, this property must be viewed to fully appreciate all that it offers.

Entrance Vestibule

Radiator, stairs to first floor landing, door to:

Lounge/Fitted Kitchen 7.77m max x 3.68m max (25'6" max x 12'1" max)

25'6" max x 12'1" max (8'6" min)

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 and freezer, plumbing for automatic washing machine, built-in electric oven, built-in four ring ceramic hob with extractor hood over, double-glazed window to front, two radiators, double-glazed french double door to garden, door to:

WC

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator.

Landing

Stairs to second floor. Door to :

Bedroom 2 3.05m x 3.68m (10'0" x 12'1")

Double-glazed window to rear, radiator.

Bedroom 3 3.68m max x 2.46m max (12'1" max x 8'1" max)

L shaped room.

Two double-glazed windows to front, radiator.

Family Bathroom

Fitted with three piece suite with panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin and low-level WC, tiled splash-backs, extractor fan, double-glazed window to side, chrome ladder style radiator.

Landing

Radiator, and built-in storage cupboard. Door to:

Bedroom 1 5.36m x 2.57m (17'7" x 8'5")

Two skylights, radiator, and access to eaves space.

Outside

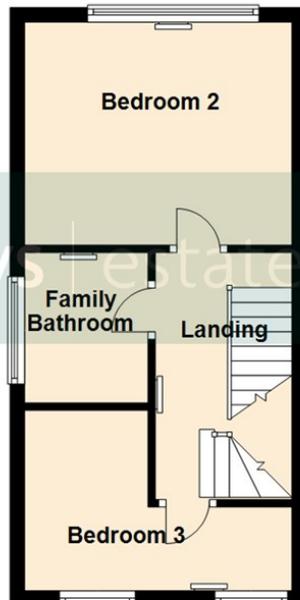
There is off road parking to the side, with EV charger and side entrance gate. To the rear, there is a paved patio seating area which leads to a lawned garden. In addition, there is a timber garden shed.



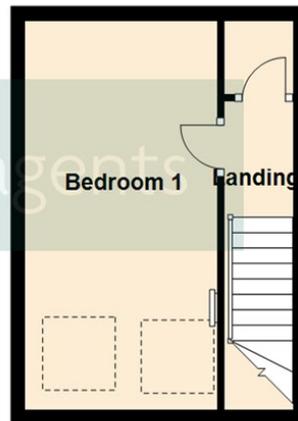
Ground Floor
Approx. 28.6 sq. metres (308.1 sq. feet)



First Floor
Approx. 28.6 sq. metres (308.0 sq. feet)



Second Floor
Approx. 19.3 sq. metres (207.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.9 sq. feet)

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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