



Queens Drive | Carlton | WF3 3RQ

Offers Over £225,000

Two Bedroom Semi-Detached Property | Council Tax Band B | EPC Rating TBC

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\*\*\* TWO BEDROOM SEMI-DETACHED PROPERTY. DINING/KITCHEN. OFF-ROAD PARKING. STYLISH REAR GARDEN \*\*\*

Discover the charm of this two bedroom semi-detached property, located within a sought after village, which has a welcoming community and conveniently positioned near local schools. It is a pleasantly designed home, boasting two bedrooms and off-road parking.

The lounge is an open-plan space that features a large window, flooding the room with natural light and creating an inviting atmosphere. This space is perfect for entertaining guests or having quiet nights in. The property comes with a well-designed kitchen, having a dining area and direct access to the rear garden. This feature provides a seamless connection between the indoor and outdoor areas, perfect for alfresco dining or summer barbecues.

The master bedroom is a standout feature, a spacious double room complete with a walk-in over stairs storage/wardrobe, providing ample storage space. The second bedroom is equally appealing, providing comfortable living quarters. Adding to the appeal of this home is the off-road parking, a unique feature that offers the convenience of a safe and private place for your vehicle. The enclosed rear garden is a delightful outdoor space, complete with a decking seating area and a summerhouse. This space offers the perfect opportunity for outdoor activities or simply enjoying the peace and tranquility of your surroundings.

This semi-detached property is not just a house, but a home with warmth, and comfort. It offers a unique blend of convenience and charm, making it a perfect choice for a wide range of buyers.

## Ground floor

### Open Plan Porch

Double-glazed window to the front, tiled flooring and being open-plan to:

### Lounge 3.61m x 3.56m (11'10" x 11'8")

Double-glazed window to the front, radiator, wooden fire surround, open-plan stairs to the first floor landing and double doors to:

### Kitchen/Diner 2.69m x 3.53m (8'10" x 11'7")

Fitted with a range of base and eye level units with worktop space over and drawers, fixed breakfast bar, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, plumbing for an automatic washing machine, built-in electric oven and a built-in four ring gas hob with extractor hood over. Built-in boiler cupboard housing the gas boiler, tiled flooring and double-glazed French double doors to the garden.

## First floor

### Landing

Doors to:

### Bathroom

Fitted with a three piece suite comprising; panelled bath with telephone style hand shower attachment and glass screen, vanity wash hand basin with storage under and low-level WC, double-glazed window to the rear, radiator and a tiled surround.

### Master Bedroom 3.38m x 2.57m (11'1" x 8'5")

Double-glazed window to the front, radiator, shelving and an open-plan over stairs storage cupboard with hanging and shelving space.

### Bedroom 2 2.92m x 2.01m (9'7" x 6'7")

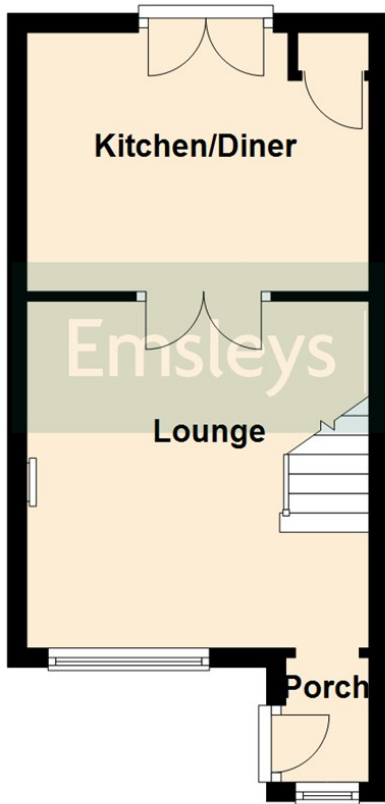
Double-glazed window to the rear and a radiator.

## Outside

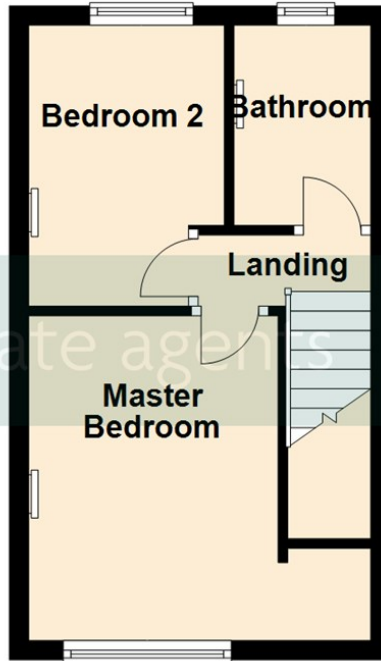
To the front, there is a gravelled area with a block-paved driveway to the side offering off-road parking for one car. Side access leads to the rear garden. To the rear, there is a decking seating area, which leads to a lawned garden, a timber summer house and a further paved patio seating area.



**Ground Floor**  
Approx. 23.9 sq. metres (257.1 sq. feet)



**First Floor**  
Approx. 22.6 sq. metres (243.1 sq. feet)



**Total area: approx. 46.5 sq. metres (500.2 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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