



45 Sunset Road, Meanwood
£375,000

LOOKING FOR WOW FACTOR? LOOK NO FURTHER! 3 BEDROOM - 2 BATHROOM - SEMI DETACHED BUNGALOW WITH 3 RECEPTION ROOMS - IMMACULATE, TURN KEY CONDITION THROUGHOUT - SUBSTANTIALLY EXTENDED - OPEN VIEWS OVER MEANWOOD PARK & BEYOND - SOUTH FACING GARDEN WITH RAISED DINING DECKING - MODERN OPEN PLAN DINING KITCHEN WITH LIVING AREA - DINING ROOM (WHICH COULD BE USED AS A BEDROOM) - STUNNING MASTER SUITE WITH GLASS JULIET BALCONY AND STUNNING PARK VIEWS - DRIVEWAY FOR OFF STREET PARKING

This beautiful home has been thoughtfully extended and renovated by the current owner. With gas central heating and Upvc double glazing the property briefly comprises: Entrance porch with condenser dryer space. Entrance hallway, downstairs wc and guest shower room, dining room overlooking the front (would also making a perfect ground floor double bedroom). Versatile Guest room/home office, also to the front of the property. The entire rear of the property has an open plan dining kitchen (with integrated appliances) and living area which has been thoughtfully planned to provide a luxurious spacious area maximises the phenomenal views. The kitchen has an extra large window to take advantage of the wonderful views and there are double doors leading out onto the South facing dining decking with glass balustrade. To the first floor the front dormer provides an excellent, bright, work from home space which is framed beautifully with the modern glass and

Oak banister. Wait until you see the master bedroom!! With contemporary built-in wardrobes, a floor to ceiling window and double doors with a glass Juliet balcony allows you to lay in bed taking in the stunning park view. The modern house bathroom with bath and shower above is tasteful and immaculate. There is a further double bedroom to the front of the property with another large veluxe window. To the front there is a driveway providing off street parking. The rear South facing garden is fully enclosed.EPC RATING C

AREA GUIDE

Enjoying a prime position, this property on Sunset Road is in a fantastic location overlooking Meanwood Park. Just minutes walk away from the bustling Meanwood 'Centre' which has an array of shops including Waitrose, Aldi and many more. With restaurants and bars to enjoy yet also minutes walk away from the picturesque Meanwood park and walks round The Hollies the property really has everything you need right on the door step! There are several local schools within walking distance aswell as being close by to David Lloyd leisure centre



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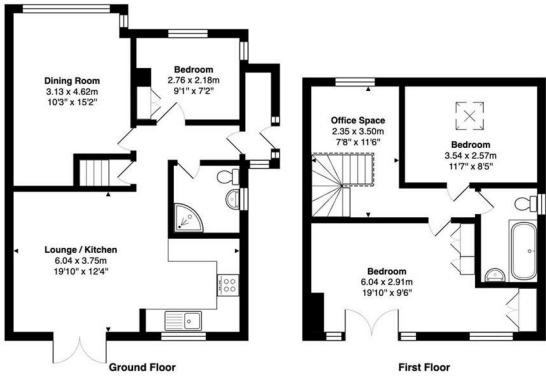
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Total Area: 91.1 m² ... 980 ft²
All measurements are approximate and for display purposes only

