



**Mendip Way, Low Moor,**

**£349,950**

**\*\* DETACHED \*\* FOUR BEDROOMS \*\* EXTENDED \*\* SOUGHT AFTER LOCATION \*\*  
\*\* TWO RECEPTION ROOMS \*\* LANDSCAPED GARDENS \*\* GARAGE & PARKING \*\***

This beautifully presented four-bedroom extended detached home is situated within a highly sought-after development, offering both style and convenience.

The property features a modern fitted kitchen and a contemporary house bathroom, complemented by two spacious reception rooms that provide versatile living and entertaining space.

Perfectly located close to local amenities, shops, and well-regarded schools, this home combines modern comforts with a practical layout, making it an ideal choice for families seeking quality living in a desirable setting.

To the rear, a landscaped garden creates a private and attractive outdoor retreat, while a driveway leads to a single garage, ensuring ample parking and storage.



Entrance  
Radiator.

W/C  
Modern two piece suite comprising low flush wc, pedestal wash basin, radiator and oak flooring.

Kitchen  
10'0" x 11'6" (3.05m" x 3.51m")  
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, integrated fridge freezer, integrated dishwasher and integrated microwave.

Dining Room  
11'0" x 11'3" (3.35m" x 3.43m")  
Radiator.

Sun Room  
9'7" x 17'0" (2.92m" x 5.18m")  
Radiator and french door leading to rear.

Office / Bedroom Four  
Radiator and access to garage.

Lounge  
11'1" x 16'5" (3.38m" x 5.00m")  
Coal effect gas fire with feature fireplace surround and radiator.

First Floor Landing

Bedroom One  
11'4" x 11'8" (3.45m" x 3.56m")  
Radiator and sliding wardrobes.

En Suite  
Modern three piece suite comprising panel bath, vanity sink unit, low flush wc and radiator.

Bedroom Two  
14'3" x 10'2" (4.35m' x 3.10m")  
Radiator.

Bedroom Three  
8'3" x 12'0" (2.51m" x 3.66m")  
Sliding wardrobes and radiator.

Bathroom  
Modern four piece suite comprising walk in shower, free standing bath, low flush wc, vanity sink unit and radiator.

Exterior  
To the front there is a driveway leading to a single garage together with landscaped gardens to rear with artificial lawn and patio area.

Council Tax Band  
B

Tenure  
FREEHOLD.



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