Hazel Walk, Chellow Dene

Offers Over £300,000

* * DETACHED * * DESIRABLE LOCATION * * FIVE BEDROOMS * * THREE RECEPTION ROOMS * *
* TWO BATH/SHOWER ROOMS * CUL-DE-SAC POSITION * TIERED GARDEN * FANTASTIC VIEWS *
Situated in an extremely popular location, is this five bedroom detached dormer property.
Offering spacious family living and well presented throughout.
Entrance hall, lounge, dining kitchen, sun room, sitting room, shower room, bedroom five, four further first floor bedrooms and house bathroom.
To the outside there is a driveway, lawn and garage to the front, together with a tiered garden to the rear with lawned and decked areas - enjoying fantastic views from the top.

Offering spacious family living and well presented throughout, is this five bedroom detached dormer property
Situated in an extremely popular location.
The accommodation briefly comprises entrance hall, lounge, dining kitchen, sun room, sitting room, shower room, bedroom five, four further first floor bedrooms and house bathroom.
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Entrance Hall
With radiator and patio doors.

Lounge
14'9" x 18' (4.50m x 5.49m)
With radiator and gas fire in marble fireplace.

Dining Kitchen
19'3" x 12'9" (5.87m x 3.89m)
Grey fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, integral fridge freezer, washing machine, dishwasher, two radiators.

Sun Room
19'1" x 5'7" (5.82m x 1.70m)
With two radiators.

Sitting Room
12'2" x 10'2" (3.71m x 3.10m)
With radiator.

Shower Room
Comprising shower cubicle, wash basin and wc in vanity unit, tiled walls and towel radiator.

Bedroom Five
11'9" x 9' (3.58m x 2.74m)
With radiator.

First Floor

Bedroom One
17'1" x 14'8" (5.21m x 4.47m)
With two Keylite roof window and radiator.

Bedroom Two
19' x 14'11" (5.79m x 4.55m)
With two Keylite roof windows and radiator.

Bedroom Three
10'9" x 9' (3.28m x 2.74m)
With radiator.

Bedroom Four
15'4" x 12'7" (4.67m x 3.84m)
With radiator.

Bathroom
10'8" x 7'6" (3.25m x 2.29m)
Comprising corner bath, low suite wc, wash basin, tiled walls, towel radiator.

Exterior
To the outside there is a driveway, lawn and garage to the front, together with a tiered garden to the rear with lawned and decked areas - enjoying fantastic views from the top.

Directions
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, rurn right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, after 0.3 miles turn left to stay on Cockin Ln, at the double mini-roundabout proceed right down Thornton Rd/B6145, turn left onto Rhodesway, go through the roundabout, turn right onto Allerton Rd, at the roundabout continue straight onto Pearson Ln, turn left onto Shaftesbury Ave, left onto Hazel Walk and the property will shortly be seen displayed via our For Sale board.

PLEASE NOTE
This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.