Sugdens
Sales & Lettings

Fieldway, Clayton

£280,000

* EXTENDED SEMI DETACHED * THREE BEDROOMS * MODERN KITCHEN * CONSERVATORY *
* TWO RECEPTION ROOMS * CLOSE TO AMENITIES * FANTASTIC VIEWS *
* GARDEN * DRIVE * GARAGE *

Occupying the ever popular location of 'Fieldway' is this stunning extended three bedroom family sized semi detached house.
The superbly presented property benefits from a modern fitted kitchen, conservatory, open aspect views to the rear and potential to extend STPP.
Situated within walking distance of Clayton village which boasts amenities, shops, schools and Quora Retail Park nearby.
The accommodation briefly comprises entrance hallway, lounge, dining room, conservatory, three first floor bedrooms and house bathroom.
To the outside there are lawned and decked gardens to the rear with fantastic farmland views, together with driveway leading to a single garage.
Viewing is highly recommended.

Entrance Hall
With radiator and understairs storage.

Lounge
13'8" x 13' (4.17m x 3.96m)
With living flame gas fire in fireplace surround, radiator and double glazed window.

Breakfast Kitchen
18'3" x 6'9" (5.56m x 2.06m)
Modern fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor fan, breakfast bar, radiator, double glazed window.

Dining Room
11'8" x 11'9" (3.56m x 3.58m)
With an ornamental fireplace, radiator and patio doors.

Conservatory
9'3" x 9'5" (2.82m x 2.87m)
With electric heater and French doors.

First Floor
With access to loft via a pull down ladder.

Bedroom One
12'1" x 10'9" (3.68m x 3.28m)
With built in wardrobe, radiator and double glazed window.

Bedroom Two
11'4" x 10'9" (3.45m x 3.28m)
With built in wardrobe, radiator and double glazed window.

Bedroom Three
8'6" x 6'9" (2.59m x 2.06m)
With radiator and double glazed window.

Bathroom
Three piece suite comprising panelled bath with thermostatic shower over, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a good sized lawned and decked garden to the rear enjoying fantastic views, together with a driveway to the front leading to a single garage.

Directions

From our office on Queensbury High Street, head towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, proceed through the roundabout, left onto Fieldway and the property will be seen displayed via our For Sale board.

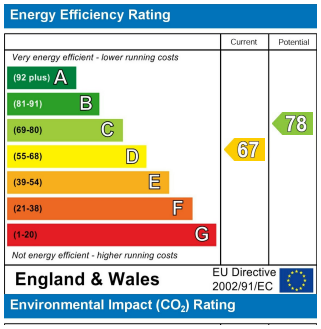
TENURE

FREEHOLD

Fieldway, BD14

Approximate Gross Internal Area = 109.2 sq m / 1175 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275789)



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