



## Beaconsfield Road, Clayton

### Offers Over £625,000

\* JANUARY SALE \* JANUARY SALE \* JANUARY SALE \*\* STONE BUILT DETACHED \* FOUR BEDROOMS \* ENVIABLE LOCATION \* STUNNING VIEWS \*  
\* HIGH SPECIFICATION \* BEAUTIFUL KITCHEN \* GARDEN \* AMPLE PARKING \* GARAGE \*

Welcome to your dream home!

Having only ever had two previous owners this property is rare to the market!

This stunning four-bedroom property boasts an enviable location with breath-taking views overlooking a picturesque golf course. Designed with families in mind, the spacious accommodation is both inviting and functional, offering high specifications throughout to meet modern living needs. Step inside to discover generous living spaces, perfect for relaxation and entertainment. The heart of the home features a beautifully appointed kitchen and an expansive living area that seamlessly flows into the dining space, creating an ideal setting for family gatherings.

The property includes a garage with exciting potential for conversion into a self-contained annexe, perfect for guests or as a private home office. To the outside you'll find large lawned gardens that provide a serene outdoor oasis, perfect for children to play or for hosting summer barbecues. Ample off-street parking ensures convenience for family and visitors alike.







### Entrance Hall

With maple wood flooring, radiator, oak staircase, understairs storage.

### Bathroom

Modern three piece suite comprising steam shower, vanity sink unit, low suite wc, tiled walls and floor, radiator and double glazed window.

### Bedroom Three

11'8" x 11'2" (3.56m x 3.40m)

Modern sliding door wardrobes, radiator, double glazed window, overlooking golf course, window shutters.

### Lounge

14'1" x 23'3" (4.29m x 7.09m)

Having a modern living flame gas fire, feature radiator, bi-fold doors.

### Conservatory

11'8" x 20'7" (3.56m x 6.27m)

With radiator, patio doors leading to garden.

### Family Living Kitchen

17'2" x 21'2" (5.23m x 6.45m)

Modern fitted kitchen having a range of wall and base units incorporating quartz work tops, sink unit, double oven, microwave, wine cooler, fridge/freezer, breakfast bar, radiator, spotlights.

### Office

11'9" x 11'2" (3.58m x 3.40m )

With fitted cabinets, window shutters, radiator, double glazed window.

### Cloakroom/WC

Two piece modern suite comprising low suite wc, vanity sink unit, tiled walls and floor, double glazed window.

### Side Porch

With oak flooring and radiator.

### Utility

11'4" x 18'1" (3.45m x 5.51m)

White fitted wall and base units incorporating stainless sink unit, plumbing for auto washer, radiator.

### Bedroom One

11'6" x 13'1" (3.51m x 3.99m)

With radiator, oak flooring, window shutters. En-Suite Bathroom; En-Suite Dressing Room;

### En Suite Bathroom

Modern four piece suite comprising walk-in shower, twin vanity sink unit, freestanding bath, low suite wc, tiled walls and floor, double glazed window.

### Dressing Room

Modern built in wardrobes, oak flooring and double glazed window.

### First Floor

### Bedroom Two

19'1" x 17'4" (5.82m x 5.28m)

With built in wardrobes, radiator, velux window.





### Bathroom

Modern four piece suite comprising shower cubicle, roll top bath, vanity sink unit, low suite wc.

### Bedroom Four

12'8" x 10'7" (3.86m x 3.23m)

Modern sliding door wardrobes, radiator, velux window.

### Exterior

To the outside there is ample parking, detached garage offering potential to convert - subject to any relevant planning permission. There are stunning well stocked landscaped gardens to three sides with patio and a retractable sun canopy.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Park Ln, left onto Nursery Rd, right onto Station Rd, Station Rd turns left and becomes Pasture Ln, turn right onto Beaconsfield Rd and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B





# Beaconsfield Road, BD14

Approximate Gross Internal Area = 288.6 sq m / 3106 sq ft  
Annex = 79.2 sq m / 852 sq ft  
Total = 367.8 sq m / 3958 sq ft

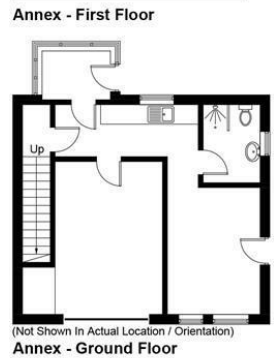
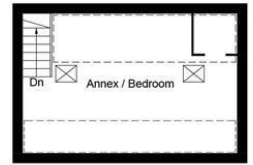
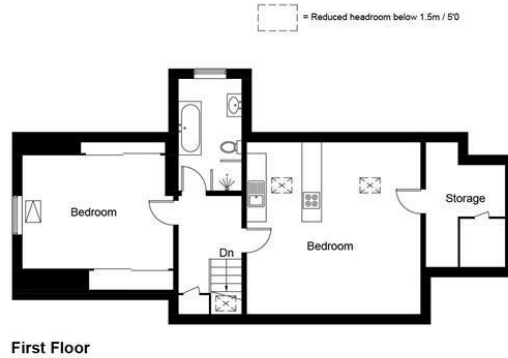
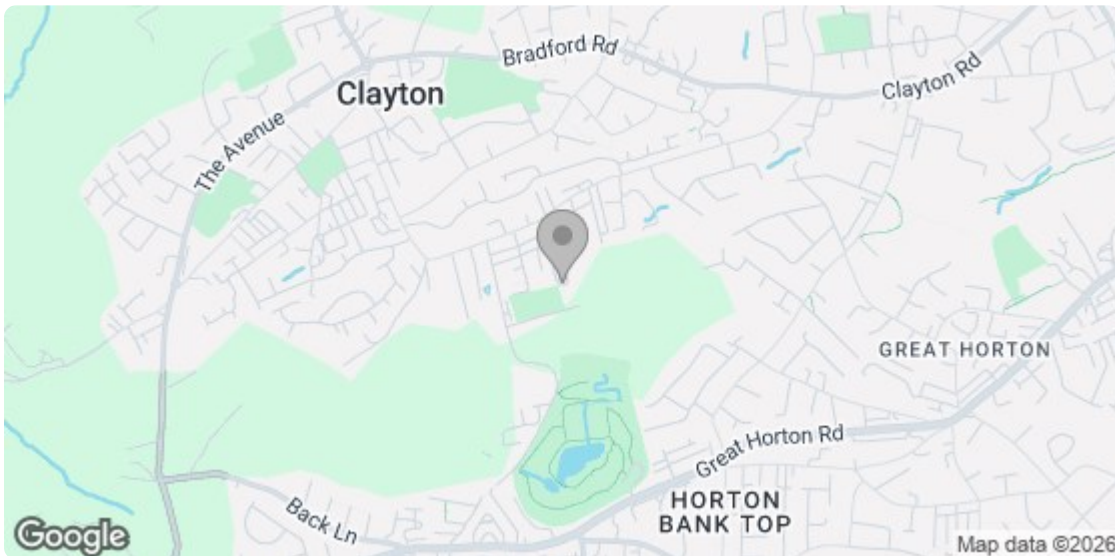


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185044)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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