



Cheriton Drive, Queensbury

£399,950

**** DETACHED ** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** WELL PRESENTED ****

**** LANDSCAPED GARDENS ** GARAGE WITH ELECTRIC DOOR ** PARKING ****

Occupying a spacious corner plot on this well established quiet cul-de-sac development is this modern four bedroom detached family home. This development is renowned for its open space, wildlife and greenery. Having a fantastic landscaped garden which would appeal to a range of buyers along with a modern kitchen and bathroom suite makes this home a real gem of a property. Benefits from gas central heating, double glazing and alarm system. Within walking distance of Queensbury Village which boasts amenities, shops and schools close by.

The accommodation briefly comprises of entrance, hallway, cloaks w/c, lounge, dining room, sun room and a breakfast kitchen. To the first floor there are four bedrooms (master en suite) and a house bathroom. To the outside there are wonderful landscaped gardens with lawns, seating areas and well established trees, shrubs and borders. A resin driveway leads to an attached garage with an electric door.





Entrance Hall

Radiator.

W/C

Two piece suite comprising low flush wc, pedestal wash basin and radiator.

Lounge

17'10" x 11'6" (5.44m" x 3.51m")

Living flame gas fire with fireplace surround, radiator and a double glazed window.

Breakfast Kitchen

14'9" x 10'11" (4.50m" x 3.33m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit & drainer, oven & hob with extractor, integral dishwasher, integral washing machine breakfast bar, radiator and upvc doors leading to rear garden.

Dining Room

9'1" x 9'10" (2.77m" x 3.00m")

Radiator and french doors.

Sun Room / Conservatory

11'10" x 8'8" (3.61m" x 2.64m")

Radiator and french doors leading to rear.

First Floor Landing

Bedroom One

14'5" (4.39m")

Fitted wardrobes and radiator.

En Suite

Modern three piece suite comprising shower cubicle, vanity sink unit, low flush wc, tiled and radiator.

Bedroom Two

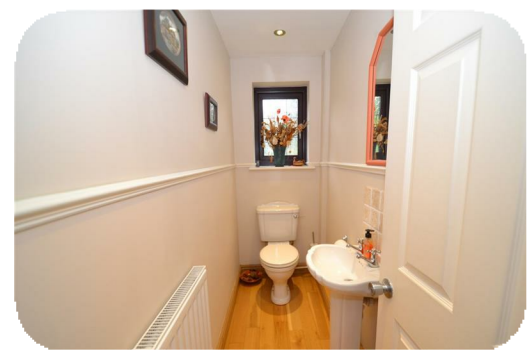
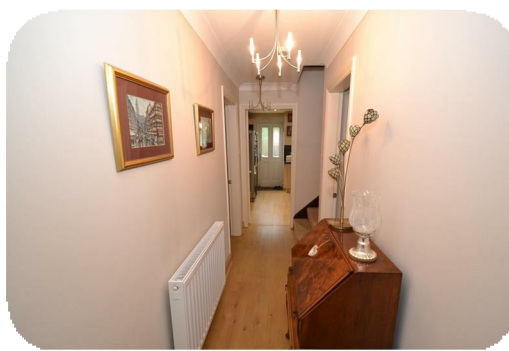
11'4" x 8'11" (3.45m" x 2.72m")

Fitted wardrobes.

Bedroom Three

6'8" x 8'7" (2.03m" x 2.62m")

Radiator.





Bedroom Four

7'7" x 8'5" (2.31m" x 2.57m")

Radiator.

Bathroom

Modern three piece suite comprising bath with shower over & screen, low flush wc, part tiled and radiator.

Exterior

Superb landscaped garden to the side and rear with well maintained trees and shrubs. Private patio area with a summer house and decking. Driveway leads to garage with electric door.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.4 miles, turn right onto Naseby Rise, left onto Cheriton Drive and the property will shortly be seen on the right.

Council Tax Band

E

Tenure

FREEHOLD



Cheriton Drive, BD13

Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 141.3 sq m / 1521 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID928468)



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

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.

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