



Fieldway, Clayton

£280,000

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

Set on the highly sought-after Fieldway, this beautifully extended three-bedroom semi-detached home offers impressive family living in a prime location. Finished to an exceptional standard throughout, the property features a spacious family living kitchen, a separate utility room, open views across farmland to the rear, and further scope to extend (STPP).

Ideally positioned within walking distance of Clayton village, residents can enjoy a range of local amenities, shops, schools, and the convenience of Quora Retail Park close by. The accommodation comprises an inviting entrance hallway, lounge, and a superb family living kitchen with access to the utility room and ground-floor W/C. To the first floor are three well-proportioned bedrooms and a modern house bathroom.

Externally, the property boasts attractive lawned and decked rear gardens with stunning open countryside views, along with a driveway providing off-street parking and access to a single garage.

Early viewing is strongly recommended to appreciate everything this fantastic home has to offer.





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

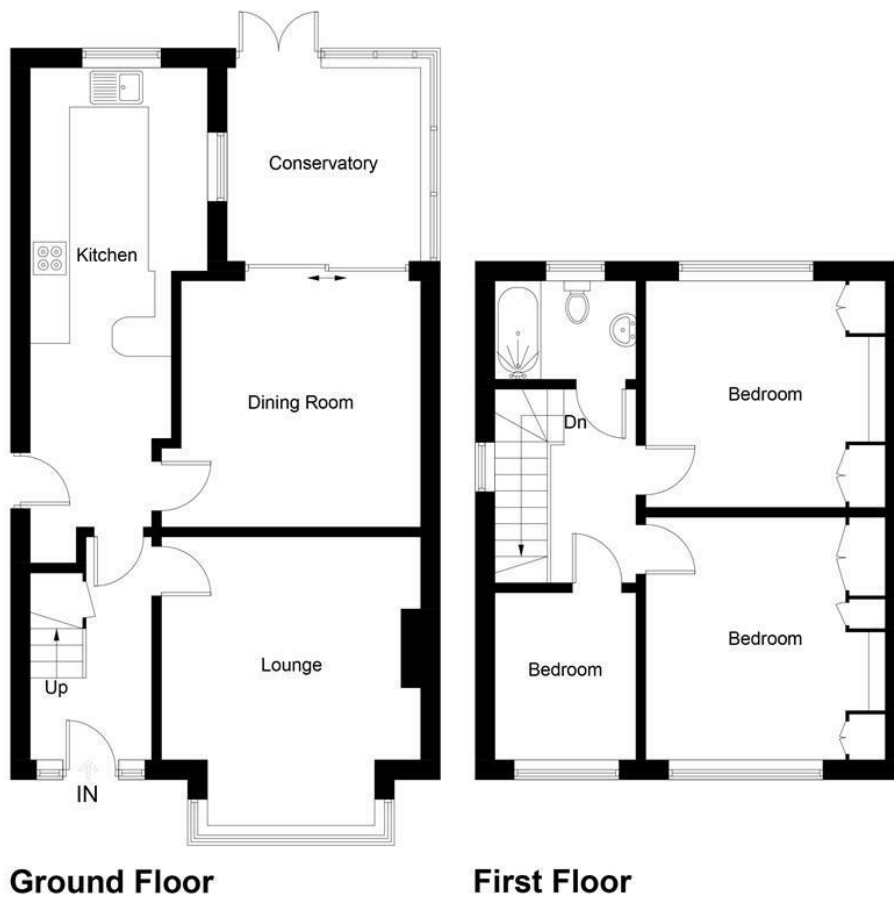


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275789)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

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