



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



FRONT GARDEN



REAR GARDEN



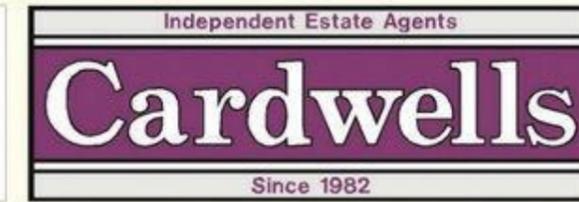
REAR GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

**HUNSTANTON DRIVE, BURY
BL8 1XH**



- EXTENDED DETACHED PROPERTY
- FREEHOLD & ONE OWNER
- EXCLUSIVE END POSITION
- FOUR SPACIOUS BEDROOMS
- BATHROOM AND GUEST WC
- 23FT LOUNGE DINER
- CONTEMPORARY KITCHEN
- EXTENDED 3 CAR GARAGE



£274,950

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EXTENDED, FREEHOLD DETACHED PROPERTY OCCUPYING A SELECT END POSITION- THE PROPERTY HAS BEEN UNDER THE SAME OWNERSHIP SINCE CONSTRUCTED This Aquila style Detached family home occupies an enviable position on this much sought after residential estate in Brandlesholme, sited at the lower end of Hunstanton Drive near to the junction with Woodhill Road setback well screened from the road with a frontal aspect looking towards the park and beyond to Burrs. The property has been under the same ownership since built, we are advised is Freehold and enjoys the benefit of a very private SOUTH FACING rear garden, ample parking provided by a spacious driveway and a unique three car extended garage. The house is double glazed, gas centrally heated and attractively presented with excellent living space including a fabulous breakfast kitchen and four spacious bedrooms, three of which are double rooms. The full accommodation comprises in summary: ENTRANCE HALL, GUEST WC, 23FT LOUNGE DINER, BREAKFAST KITCHEN, FIRST FLOOR LANDING, FOUR BEDROOMS AND A FAMILY BATHROOM. Viewing comes with our highest recommendation.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 13' 5" x 5' 6" (4.09m x 1.68m) Single glazed front entrance door and window, balustraded staircase with integrated storage cupboard, radiator. Lounge and kitchen entrance doors.

Guest WC 6' 9" x 4' 2" (2.06m x 1.27m) Comprising; low flush wc, wall hung wash basin, splashback tiling, extractor fan and radiator.

Lounge/Diner 23' 6" x 13' 4" (7.16m x 4.06m) L-shaped overall maximum measurements.

Lounge 13' 4" x 10' 1" (4.06m x 3.07m) Front elevation double glazed bay window, gas fire, radiator, TV aerial socket.

Dining Area 13' 4" x 10' 3" (4.06m x 3.12m) Double glazed French doors opening to rear garden, radiator, kitchen entrance door.

Kitchen/Breakfast Room 10' 6" x 10' 5" (3.20m x 3.17m) Attractively appointed with a comprehensive range of contemporary wood effect floor and wall cabinets and coordinating slate effect worktops and breakfast bar. Inset single drainer sink, space and plumbed for appliances, splashback wall tiling, tiled floor, double glazed rear elevation window. Personal door to garage, hallway entrance door.

First Floor Landing Balustraded stairs, in-built airing cupboard housing the hot water cylinder, access to partly boarded loft space with pull down aluminium ladder and lighting.

Master bedroom 13' 3" x 10' 2" (4.04m x 3.10m) Double glazed front elevation window, radiator, sliding door fitted wardrobes, TV aerial point.

Bedroom Two 11' 2" x 10' 1" (3.40m x 3.07m) Double glazed rear elevation window, radiator, sliding door fitted wardrobes, TV aerial point.

Bedroom Three 13' 0" x 8' 8" (3.96m x 2.64m) Double glazed rear elevation window, radiator, TV aerial point.

Bedroom Four 10' 7" x 7' 0" (3.22m x 2.13m) Double glazed front elevation window, radiator, in-built storage cupboard.

Family Bathroom 7' 7" x 7' 5" (2.31m x 2.26m) Tiled walls and splashbacks to complement a suite comprising; panelled bath with Mira mixer shower over and bath screen, pedestal wash basin and a low flush wc. Double glazed side elevation window, radiator.

EXTERNAL

Extended Garage 32' 4" x 16' 1" (9.85m x 4.90m) L-shaped garage providing 3 car spaces having a front elevation double up and over manual door, double glazed rear window and external door with access to the garden, personal door into the kitchen, mounted condensing style central heating boiler, power, lighting and water supply.

Driveway and Gardens Paved double width drive providing ample parking. Established front garden with an assortment of plants, trees and shrubs and part paved ground cover. Gated footpath to the left hand side with space for storing waste bins etc and access to a beautiful, extremely private SOUTH FACING rear garden which is

predominantly lawned with mature well stocked borders and hedges, patio area with wall retainers, water tap, fencing and security lighting.

Tenure We advised by the vendors the property is FREEHOLD.



ENTRANCE HALL



GUEST WC



LOUNGE



DINING ROOM



KITCHEN



LANDING



MASTER BEDROOM



BEDROOM TWO

Please note: all viewings are by appointment only through our Bury Office