



Longwall Lane

Thorsby Vale



£349,995

(Chadwells
Estate & Letting Agents





*Four bedroomed Detached
'executive' family home.... Pack
your bags!.. We have found your
new home!*



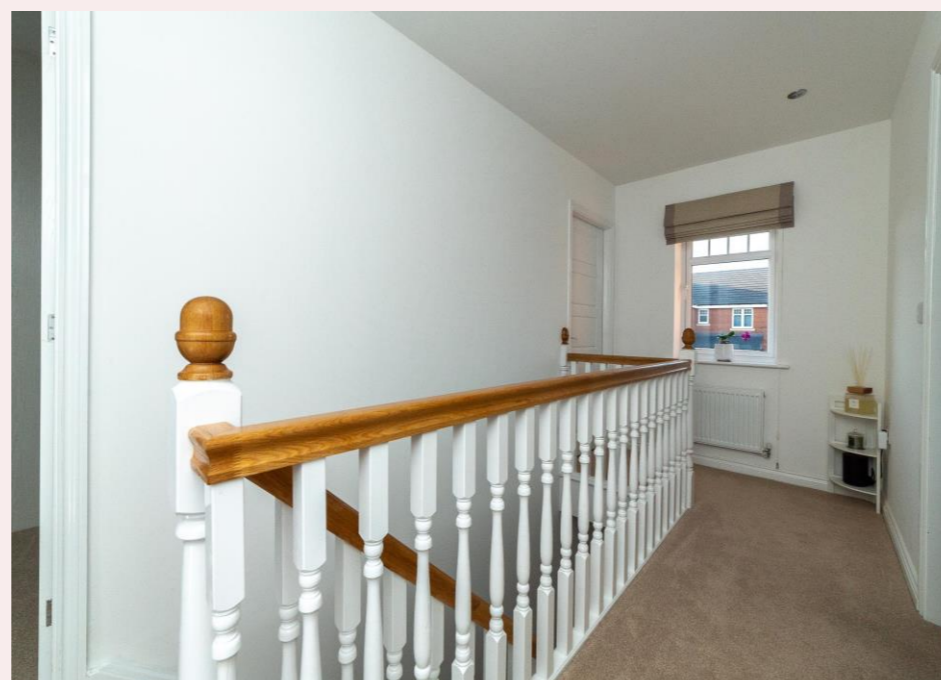


Longwall Lane





Welcoming to the market this magnificent four-bedroom detached family home with integral garage, private driveway and gardens to the front and rear of the property. The property is well presented and modern throughout and a fantastic find whether you are a first-time buyer or someone looking to extend their living space. A wealth of space is on offer throughout with the property with the ground floor boasting a large open plan kitchen/living area complete with high quality upgraded fixtures and fittings, utility room, cloakroom and separate bright and airy living room. Four well proportioned bedrooms with the master having an en-suite shower room and a family bathroom complete with a four piece suite. This property also benefits from having a private driveway for ample off road parking and a single garage which has power and lighting. Viewings are an absolute must!



Step inside...

Entrance Hall

Enter through the composite door into the entrance hallway, with laminate effect cushion flooring, radiator, stairs off to the first floor, heating controls and doors leading to the lounge, open plan living kitchen, garage and store cupboard.

Lounge 15' 6" x 10' 6" (4.73m x 3.21m)

The lounge has carpet flooring, uPVC bay window to the front aspect, radiator, ceiling light, TV point and French doors leading into the hallway.

Open Plan Kitchen/Living Area 13' 9" x 21' 5" (4.19m x 6.53m)

The open plan kitchen/living area is a spacious room fitted with high quality Symphony base and wall units, square edge quartz worksurfaces with inset sink, drainer and mixer tap. Complete with integrated appliances including fridge freezer, wine cooler, dishwasher, Zanussi electric fan oven with gas hob and extractor fan. There is space for a large dining table all of which are complemented by patio doors leading to the south facing rear garden. Laminate effect cushion flooring, ceiling spot lights, radiator and door leading into utility room and cloakroom.

Utility room 4' 8" x 5' 10" (1.43m x 1.78m)

Space and plumbing for washing machine together with space for a tumble dryer. Laminate effect cushion flooring, ceiling spot lights, radiator and with a door leading into the cloakroom and a composite door leading out to the rear garden.

Cloakroom 4' 8" x 5' 10" (1.43m x 1.78m)

With low flush WC and hand wash basin. Laminate effect cushion flooring, part tiled walls, obscure window to the side aspect and radiator.

First Floor Landing

Fitted cream carpet, ceiling spot lights, radiator, uPVC window to the front aspect and access to loft. Doors leading to bedrooms and family bathroom.

Master bedroom 16' 6" x 10' 5" (5.03m x 3.18m)

With carpet flooring, radiator, ceiling lights, door leading to the en-suite bathroom and uPVC window to the front aspect. Open plan access to dressing room area with carpet flooring, 'Hammonds' double wardrobe with glass sliding doors.

En-suite

The en-suite bathroom is fitted with a double walk in shower with glass enclosure and fully tiled wall, low flush W/C and hand wash basin. Ceiling spot light, ladder style radiator, cushion flooring and obscure window to the rear aspect.

Bedroom 2 15' 2" x 10' 4" (4.62m x 3.16m)

With carpet flooring, built in 'Hammonds' wardrobe with sliding doors, radiator, ceiling light and uPVC window to rear aspect.

Bedroom 3 11' 0" x 10' 5" (3.35m x 3.17m)

With carpet flooring, radiator, ceiling light and uPVC window to front aspect.

Bedroom 4 11' 4" x 10' 6" (3.45m x 3.20m)

With carpet flooring, radiator, ceiling light and uPVC window to front aspect.

Family Bathroom

Fitted with a four piece suite comprising of, walk in shower, bath, low flush WC and hand wash basin. Part tiled walls, ladder radiator, ceiling spot lights and obscure window.

Externally

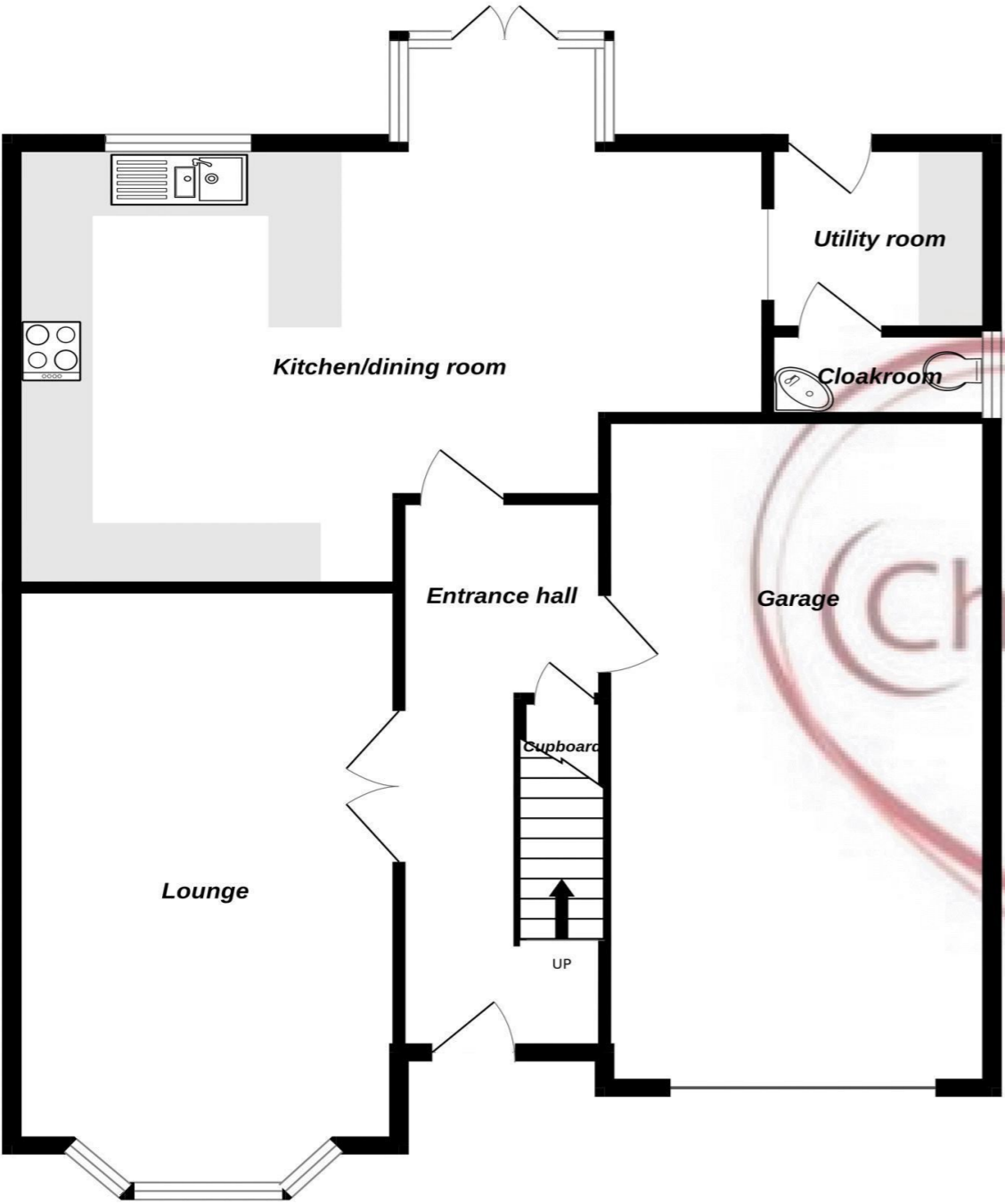
Outside to the rear of the property there is an enclosed south facing, low-maintenance garden with both lawn and patio areas which are perfect for alfresco dining. This space is of good size, perfect for hosting BBQ's in the summer months. The front offers lawned area with borders, paved driveway with parking for two cars and access to garage.

Garage 20' 3" x 10' 3" (6.17m x 3.12m)

With up and over door, boiler, fuse box and electrics.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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