







7 MARCHCROFT

WILLOWFIELD | HX2 7NX

A luxuriously appointed detached family home located on a quiet residential cul-de-sac.

The property features a superb orangery connected to the dining kitchen and sitting room by separate bi-fold doors. The remaining accommodation includes a further reception room, study, four double bedrooms, three bathrooms and a ground floor cloakroom.

In addition there is a large storeroom, generous parking and a fully-enclosed rear garden with stunning patio, built in gas barbecue and a level, astroturf lawn.



GROUND FLOOR

Entrance Hall
Sitting Room
Orangery
Dining Kitchen
Utility Room
Snug
Study
Cloakroom
Storeroom

FIRST FLOOR

Bedroom 1
Dressing Area
En-suite Bathroom
Bedroom 2
En-suite Shower Room
Bedroom 3
Bedroom 4
House Bathroom

COUNCIL TAX

G

EPC RATING

C

INTERNAL

The spacious and bright entrance hall features an oak and glass staircase rising to the first floor with understairs storage and a luxurious two-piece cloakroom. The doors throughout the property are oak.

The generously proportioned dining kitchen has bi-fold doors opening into the orangery. The kitchen is fitted with a range of sleek units with quartz worktops, mirrored splashbacks, breakfast bar and undermounted sink with instant hot water tap. Equipment includes an eye level oven and microwave/combination oven, induction hob with extractor canopy over, integrated dishwasher and fridge-freezer. The adjacent utility room boasts generous storage with sink, plumbing for a washer and space for a dryer, an external door leads to the side elevation of the property.

The sitting room has bi-fold doors opening into the orangery and features a media wall with built-in Sonos sound bar above the wall-mounted contemporary electric fire. The superb orangery features bi-fold doors opening into the garden, with windows to three elevations and lantern roof-lights flooding the room with light. There is a further ground floor reception room, an ideal snug or children's playroom, as well as a well-proportioned study with built-in desk and storage. There is a large storeroom off the entrance hall that provides space for a home gym, this has been created from the double garage and would easily convert back if garaging was required.

To the first floor is a delightful master bedroom with built-in wardrobes and a four-piece en-suite bathroom comprising bath, shower cubicle, WC and wall hung wash basin. Bedroom 2 is a spacious double with three-piece en-suite shower room. There are a further 2 double bedrooms, bedroom 3 benefitting from an extra sitting area and bedroom 4 having built-in wardrobes. The first floor accommodation is completed with a three-piece bathroom housing a bath with mixer tap, concealed cistern WC and wall hung wash basin.

EXTERNAL

To the front of the property is generous parking on the block paved driveway, to the front of the double garage doors. There is a level lawn bordered by box hedging to the front elevation with gated access to the fully enclosed rear garden. The rear garden has been landscaped in a contemporary style to include a sundeck, stone flagged patio, built-in gas barbecue, raised shrub borders and low-maintenance astroturf lawn – the perfect al-fresco entertaining space.

LOCATION

Located in the popular residential location of Willowfield, Marchcroft is conveniently situated close to a wide range of local amenities in Sowerby Bridge, King Cross and Halifax, including a choice of junior and secondary schools, a wide range of food and drink establishments, supermarkets and a leisure centre.

There are mainline railway stations in nearby Sowerby Bridge and Halifax, and the M62 (J24 & J22) is within a 20-minute drive affording easy access to Leeds, Manchester and beyond.

SERVICES

All mains services. Gas central heating with boiler located in the garage/storeroom. Sonos sound system throughout.

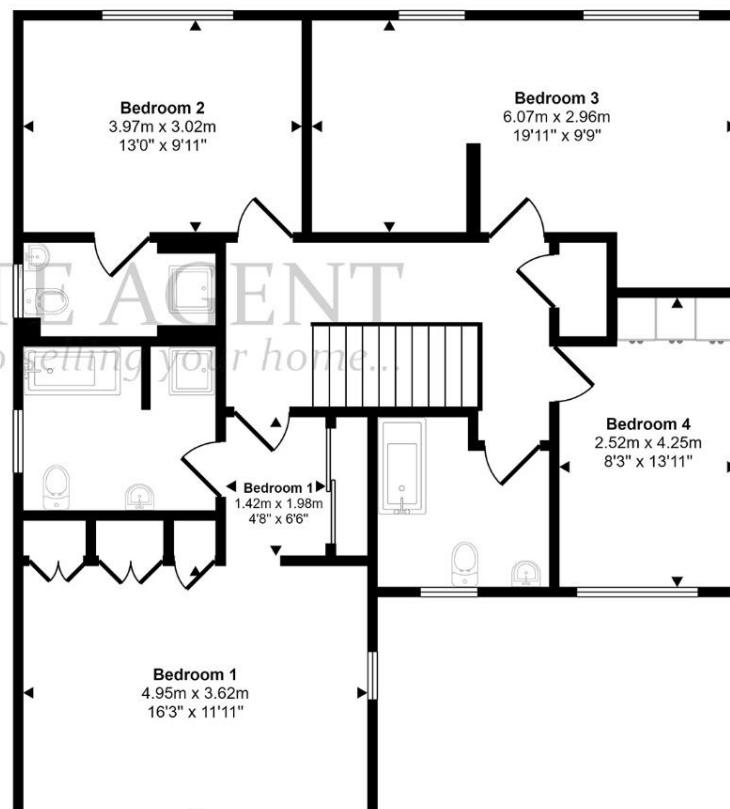
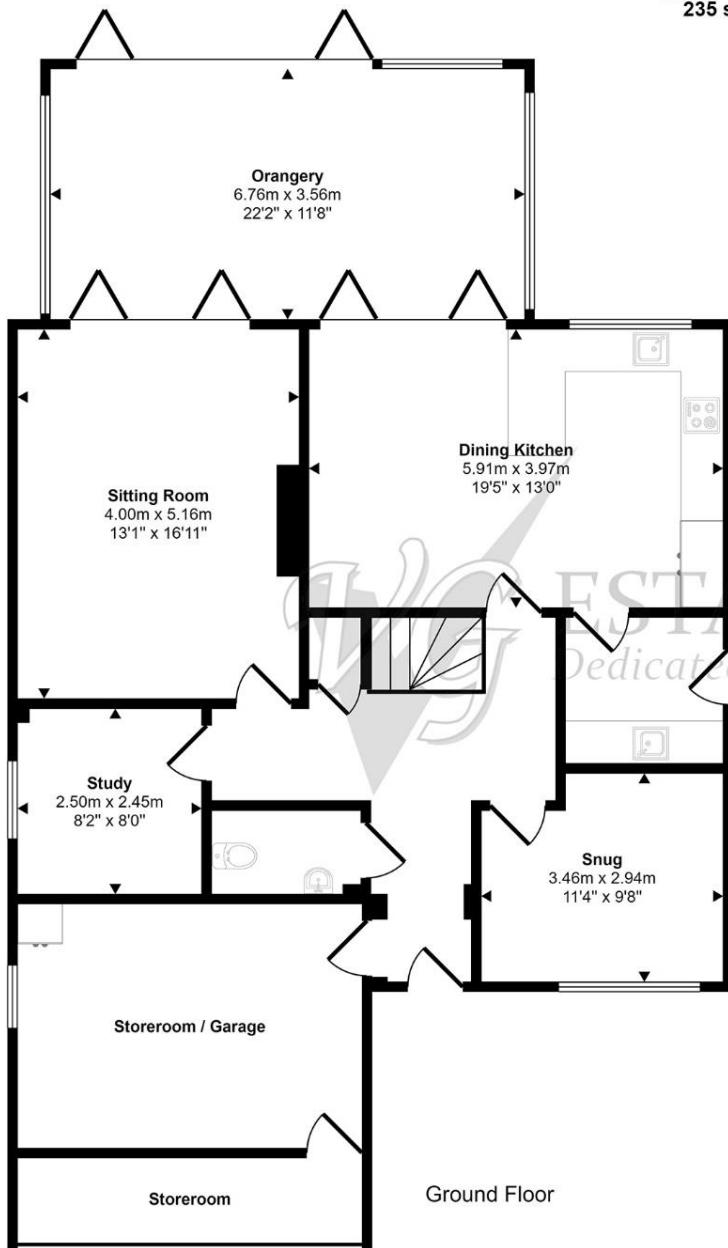
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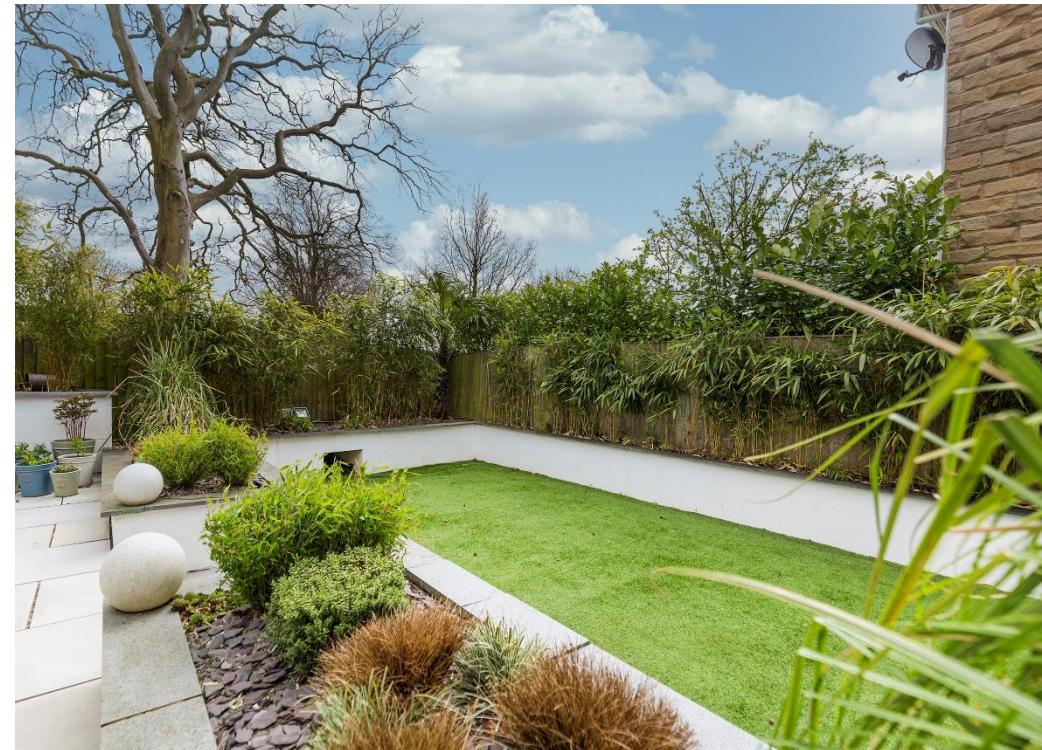
DIRECTIONS

From Ripponden proceed on the A58 to Sowerby Bridge, continue on the A58 to Bolton Brow and turn left at the mini roundabout. Turn left just after the bend onto Willowfield Drive then take the next left onto Willowfield Road, go straight ahead at the right hand bend continuing on Willowfield Road then take the first left into Marchcroft. Number 7 is towards the top of the cul-de-sac on the left hand side.



Approx Gross Internal Area
235 sq m / 2524 sq ft





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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.