



## Denelands Allendale

- Detached
- Four Bedrooms
- Two Bathrooms
- Modern Kitchen
- Driveway, Garage and Carport

**Offers Over £400,000**



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# Denelands

## Allendale

We are delighted to welcome this exceptionally well presented four-bedroom detached home to the sales market. Located on an enviable position within the popular development of Denelands, this well-appointed property has the majority of the living space on the ground level so would suit those searching for single storey living or a family home.

The property begins in a well-proportioned entrance porch with ample space for coat rails and shoe racks. There is a lovely spacious entrance hallway with access to the first floor and the principal rooms including a WC just near the porch. The kitchen has been recently refurbished to now offer a modern, high-quality kitchen with a range of wall, base and drawer units and some integrated appliances, breakfast bar seating and an access side door. There is a large dining area which overlooks the rear garden and a living room again spacious with a feature fire surround and doors to the rear garden. From the dining room is a corridor with three double bedrooms, a utility room plumbed for utilities and the boiler and a newly updated shower room with a large, walk in shower, hand basin and WC.

To the first-floor landing there is a door which leads to some loft space for storage, very easily accessed and could be incorporated into the house with the relevant permissions. There is a main bathroom with a white suite WC, hand basin and bath, new flooring and lots of space for storage. The main bedroom has a lovely cottage feel with recessed ceilings, multiple windows overlooking the rear gardens and ample fitted storage.

Externally this property offers a double driveway with access to the car port and garage. There is a lovely front garden mainly laid to lawn with some mature shrubs. There is side access on both sides of the property which offers great area for storage. To the rear is a large patio for outdoor seating for entertaining in the warmer months, a multi-level garden which is again mainly laid to lawn with mature trees, shrubs and pretty flower beds.

The property is in excellent condition both internally and externally and must be viewed to appreciate what is on offer, please call our sales team for more information.

### Internal room dimensions:

Kitchen – 4.45m x 3.29m (14'7 x 10'10)

Dining Room – 3.35m x 4.32m (11'0 x 14'2)

Living Room – 3.90m x 4.45m (12'10 x 14'7)

Bedroom Two – 3.10m x 3.16m (10'2 x 10'4)

Bedroom Three – 3.01m x 3.18m (9'11 x 10'5)

Bedroom Four – 2.51m x 2.22m (8'3 x 7'3)

Shower room – 2.46m x 2.78m (8'1 x 9'1)

Utility – 1.47m x 2.09m (4'10 x 6'10)

Master Bedroom – 2.92m x 5.13m (9'7 x 16'10)

Bathroom – 2.56m x 2.16m (8'5 x 7'1)

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band: E**

**EPC Rating: TBC**

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