

## Property Particulars

### **Abbotts Close, Walton-Le-Dale.**



- **Beautiful Family Home**
  - **Over Three Floors**
  - **Two Great Reception Rooms**
- **Generous Dining Kitchen**
- **'The Hayloft' Spacious Town House**
- **Four Good Bedrooms**
  - **En Suite & Family Bathroom & Cloakroom**

**£219,950**

A gorgeous and extremely generous town house built by Redrow Homes and has had one careful owner of the originally named Hayloft. This stunning family home has four spacious bedrooms, en suite to the master, family bathroom, cloakroom, two great reception rooms and a large dining kitchen. There are sunny gardens to the front and rear, parking and a garage. Being arranged over three floors this outstanding property overlooks beautiful fields all the more enjoyable from a first floor balcony. Being set in the most sought after location of Holland House Farm, close to excellent schools, main road connections, super markets and the Capitol Centre out of town retail area.

### Entrance Hall -

Door to front elevation, quality laminate flooring, ceiling light, radiator, storage cupboard and doors off.

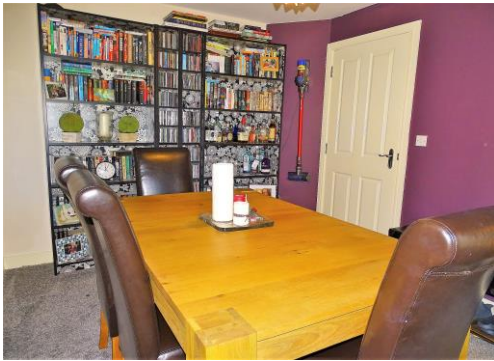


### Cloakroom -

With a two piece suite comprising wash hand basin with tiled back, low suite W.C, radiator, ceiling light.

### Dining Room - 9' 1" x 11' 3" (2.77m x 3.43m)

A very spacious dining room with ceiling light, radiator, electric sockets and a uPVC double glazed window to the front elevation.



### Kitchen - 14' 8" x 10' 5" (4.47m x 3.17m)

With a range of wall, drawer and base units, contrasting working surfaces, plumbed for washer, integral oven and grill. Extractor fan, gas hob with splash back area in a contemporary black glass panel. uPVC double glazed window and door to the rear elevation. Mixer tap with sink and drainer. ceiling light, lots of room to dine and socialise.





### First Floor Landing -

With doors off, ceiling light, stairs to the second floor.



### Living Room - 14' 8" x 11' 6" (4.47m x 3.50m)

An amazing lounge room, the envy of all the other rooms with a stunning set of French doors and picture windows to the decked balcony which has a lovely outlook, T.V aerial point, ceiling light, electric sockets.



### Bedroom One - 14' 8" x 10' 5" (4.47m x 3.17m)

With two uPVC double glazed windows to the rear elevation providing great natural light, ceiling light and fan, radiator, electric sockets, door to the en suite shower room.





#### **En Suite -**

A contemporary three piece suite with gorgeous fully tiled elevations, there is a low level W.C, wash hand basin, glazed shower compartment with shower and tiled elevations. Tiled flooring, heated towel rail and extractor fan.

#### **Second Floor Accommodation -**

##### **Bedroom Two - 10' 3" x 8' 5" (3.12m x 2.56m)**

A great sized room with two Velux windows, ceiling light, electric sockets, radiator.



##### **Bedroom Three - 8' 7" x 10' 3" (2.61m x 3.12m)**

Another double bedroom with Velux window, radiator, ceiling light, electric sockets.

##### **Bedroom Four - 5' 10" x 10' 6" (1.78m x 3.20m)**

With Velux window to the roof, electric sockets, radiator.



#### **Bathroom -**

A contemporary three piece suite comprising wash hand basin set in a squared shaped vanity unit with a concealed cistern W.C., squared 'P' shaped bath with shower over and glazed profiled shower screening, fully tiled elevations, tiled flooring, extractor.



## Rear Garden -

With decking very well designed and fitted decked areas with LED light insets and further lawn areas. Fully enclosed and of a sunny aspect.



## Disclaimer -

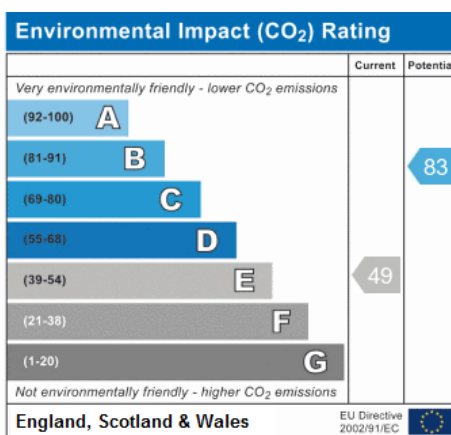
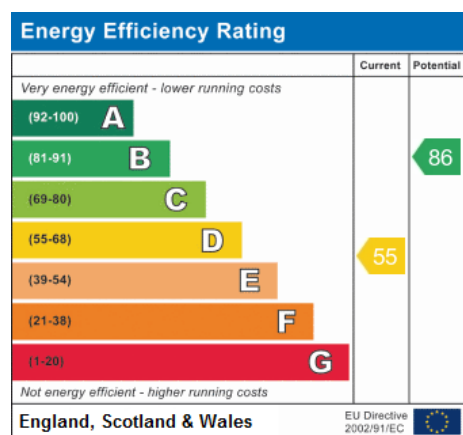
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## Floor Plan -

