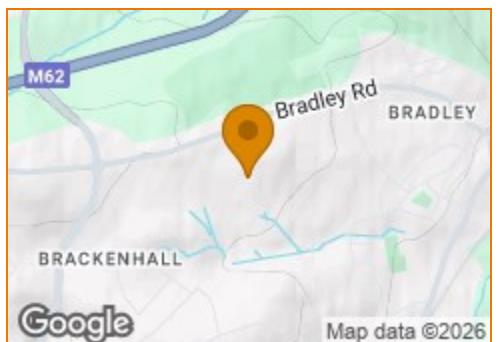


### Terrain Map



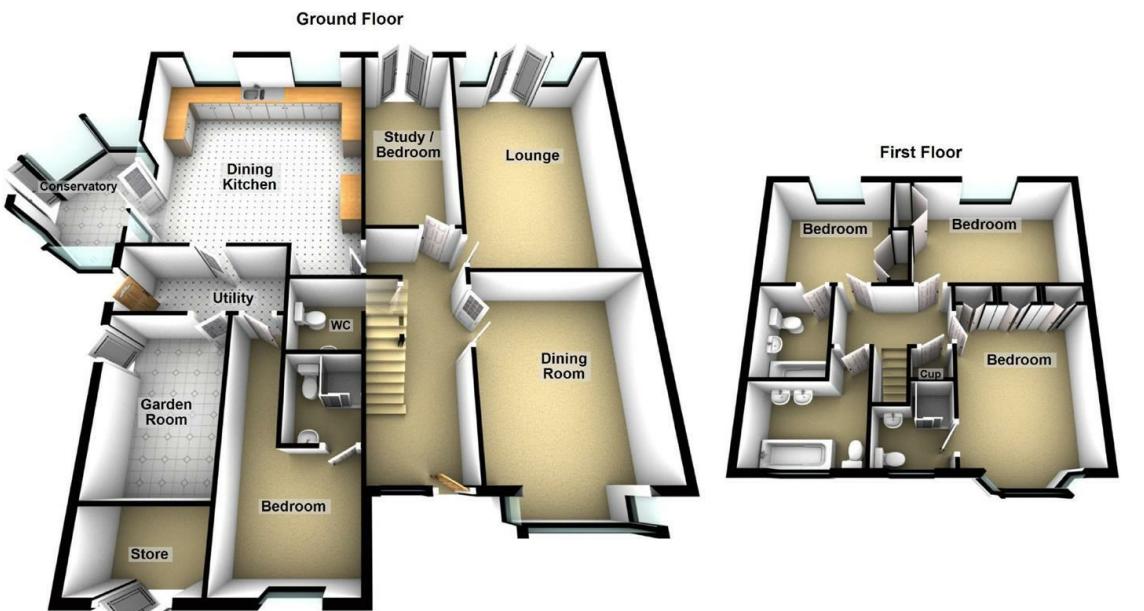
### Hybrid Map



### Terrain Map



### Floor Plan

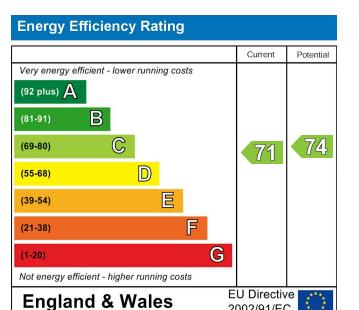


BOULTONS ESTATE AGENTS FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE  
Plan produced using PlanUp.

### Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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# BOULTONS

MARKETED FROM THE REAR



## Redwood Drive

Bradley, Huddersfield, HD2 1PW

£485,000



# Redwood Drive

Bradley, Huddersfield, HD2 1PW

£485,000



An ABSOLUTE MUST TO VIEW and WELL situated in the DESIRABLE WOODLAND GLADE AREA is this EXCLUSIVE and EXECUTIVE detached home which provides a remarkable opportunity rarely made available to the marketplace.

With a variety of spacious reception rooms, recreation spaces and home working areas, this property is designed for versatility, making it ideal for larger, blended families or those with dependants. The generous layout includes at least four well-appointed bedrooms and four bathrooms, ensuring ample space and comfort for all residents and guests.

Positioned on an elevated corner plot, this home benefits from a sense of privacy, while still being conveniently located for access to local and regional financial centres. The property also features parking for a number of vehicles, adding to the convenience of modern family needs.

Sure to impress the most discerning purchasers this wonderful home is a superb base for families seeking a blend of space, style, and functionality. With its thoughtful design and prime location, this home is a rare find, promising a lifestyle of comfort and ease. This property is sure to impress, so do not miss the opportunity to make this exceptional home your own and book your viewing today.

Oh, and we haven't mentioned the exclusive on site leisure complex with its swimming pool, tennis courts and gymnasium. This is a mandatory requirement for residents.

## GROUND FLOOR

### ENTRANCE HALLWAY

19'2" x 5'10"

A welcoming area, attractively presented with coving to the ceiling, oak flooring which continues into the dining room, lounge and study. A double glazed window provides plentiful natural light and a spindle balustrade staircase gives access to the first floor accommodation.

### CLOAKS/WC

Fitted with a back to wall w/c and a circular hand wash basin on a vanity stand. There is tiling to the floor, slate effect part tiled walls, downlights to the ceiling and a central heating towel radiator. Under the stairs is a generous cupboard storage area.

### FORMAL DINING ROOM

15'3" x 11'3" plus bay

A generously proportioned reception room positioned to the front of the property, perfect for entertaining or family gatherings. Encompassing a fitted sideboard with an integral wine fridge, coving to the ceiling, oak flooring, a

double glazed bay window to the front elevation and two central heating radiators. French doors lead through to the hallway.

### LOUNGE

19'7" x 11'4"

Positioned to the rear of the property. A spacious reception room with uPVC double glazed french doors giving access to the rear garden. Featuring oak flooring, a fitted book shelf, coving to the ceiling, two radiators and a gas living flame effect fire within a surround. A modern media wall provides an additional focal point.

### STUDY/BEDROOM

16'1" x 8'1"

Perfect for home working but could provide a fifth bedroom if required. Finished with oak flooring, downlighting to the ceiling and a central heating radiator with cover. To the rear elevation are uPCV double glazed French doors giving access out to the patio area of the gardens.

### DINING KITCHEN

17'8" x 14'9"

Providing a real heart to the home is this superb dining kitchen. Fitted with a range of wall and base units with granite work surfaces (and matching upstands) incorporating a double inset sink with mixer tap over. Integral appliances include a Rangemaster Professional 110 with 5 burner gas range with a ceramic plate and a double oven, grill and warming drawer. There is provision/space for an American style fridge freezer and there is an integral dishwasher. The central island provides an additional working surface/breakfast bar seating area and has the benefit of inbuilt storage and a pan drawer. A Welsh dresser with display cabinet provides a focal point to the room which is then finished with attractive tiling to the floor, downlights to the ceiling and part glazed double doors leading through to the conservatory.

### CONSERVATORY

10'11" x 8'6"

Providing a further reception room with super levels of natural light, underfloor heating, a tiled floor and French doors leading out to the garden.

### UTILITY ROOM

12'2" x 5'0"

Comprising a range of cupboards, wall and base units, worktop with an inset sink, plumbing for an automatic washing machine and a central heating radiator. There is tiling to the floor, downlights to the ceiling and an external door which gives access to the side of the property.

### GYM/GARDEN ROOM

12'0" x 8'0"

Former garage and fitted with a range of inbuilt storage and providing housing for the gas Viessmann boiler. There is an electric, wall mounted heater and a part glazed external door provides access to the side of the property.

### GROUND FLOOR BEDROOM

11'2" x 8'2" (plus ent)

Located at the front of the property and ideal for guests, dependants or teenagers who want to come and go independently. There is a uPVC double glazed window positioned to the front elevation, a vertical designer radiator, access to the en-suite and a large, useful wardrobe/cupboard with a sliding door front.

### EN SUITE

With tiling to the walls and well fitted with a modern suite comprising an independent shower cubicle with electric shower, a hand wash basin within a vanity storage unit and a back to wall low flush w/c.

### FIRST FLOOR

#### LANDING

With a spindle balustrade, a loft hatch and an airing cupboard.

#### MASTER BEDROOM

17'11" max x 11'4" (to back of robes and bay)

A good sized master room with fitted wardrobes to one wall, coving to the ceiling, downlights, a double glazed bay window and a central heating radiator.

#### EN SUITE.

With attractive tiling to the walls and floor, an independent shower cubicle, circular hand wash basin and a low flush w/c. There are downlights to the ceiling, a double glazed window and a central heating radiator.

#### GUEST BEDROOM

14'3" x 9'4"

Generously proportioned with a double glazed window, from which views over the garden and beyond can be enjoyed. There is a range of inbuilt wardrobes providing hanging and shelving, and you will also find a central heating radiator.

#### EN SUITE BATHROOM

7'5" x 5'8"

Fitted with a panel bath with shower over and splash screen, a hand wash basin with vanity storage beneath and a low flush w/c. There is tiling to the

walls and floor together with a double glazed window and a central heating radiator.

### FAMILY BATHROOM

8'7" x 7'8"

Featuring a free standing, double ended bath, twin/side by side hand wash basins within a vanity unit and a back to wall w/c. Finished with tiling to the walls, downlights to the ceiling, a double glazed window with privacy glass inset, an extractor fan and a ladder style towel radiator.

### BEDROOM

9'11" x 9'6"

A good sized double room with a double glazed window, inbuilt robe and a central heating radiator.

### OUTSIDE

To the front of the property is an attractive garden with an established lawn, mature shrubbery and a driveway to the side providing ample off road parking. The former garage has been utilised internally but does still offer storage for garden equipment. A pathway to the side of the property with a secure gated entrance gives access from the front to rear. The rear garden is particularly generous, divided into various sections comprising lawns, two extensive decked patio seating areas, from which to enjoy the moving sun and a low maintenance decorative pebbled garden with planters. There is a garden shed with a compost area beyond.

### AGENTS NOTES

Benefitting from an obligatory but exclusive resident membership for the Woodland Glade leisure complex (approximately £53 per month) which has a number of attractive features including gym/leisure centre, swimming pool, astro-turf facilities, tennis and squash courts together with social club. The exact details of this current arrangement should be satisfied by the incoming purchaser's solicitor.

### TENURE

We understand the subject property is a freehold arrangement. Further information is available upon request via our client's legal representative.

### COUNCIL TAX BAND E

### EPC RATING E

