



£465,000

FOUR BEDROOMS *DETACHED* *IMMACULATELY PRESENTED* *QUIET CUL-DE-SAC LOCATION* *FAMILY HOME* *FANTASTIC KITCHEN-DINER* *CLOSE TO LOCAL AMENITIES* *USEFUL UTILITY ROOM* *GARDEN* *GARAGE & DRIVEWAY PARKING*

Townend Estate Agents offer for sale this immaculately presented detached family home, offering a perfect blend of modern living and comfort. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking both space and style. Nestled in the charming and tranquil cul-de-sac of Thackley Grange, this property offers easy access to the wide range of amenities in the village, including highly regarded local schools, restaurants and daily shops. Not to mention convenient access to woodland/canalside walks, along with being just a short drive from Apperley Bridge train station. As you enter, you are welcomed into a bright and airy reception room, perfect for entertaining guests or enjoying family time. The heart of the home is undoubtedly the fantastic modern kitchen, which boasts a built-in wine fridge, an integrated fridge freezer, and dishwasher, making it a dream for any culinary enthusiast. The "Neff" hob, oven and microwave add a touch of sophistication, ensuring that meal preparation is both efficient and enjoyable.

The property features fully fitted blinds throughout, providing both privacy and elegance. Two of the bedrooms come equipped with "Sharpe's" built-in wardrobes, offering ample storage space while maintaining a sleek aesthetic. Additionally, a useful utility room enhances the practicality of the home, making laundry and household chores a breeze. Outside, the property is complemented by well-maintained gardens, providing a serene outdoor space for relaxation or play. Parking is also a significant advantage, with space available for multiple vehicles, ensuring convenience for family and guests alike.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Thackley Grange BD10

Approximate Gross Internal Area = 144.3 sq m / 1553 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272891)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT. PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		84	EU Directive 2002/91/EC		93