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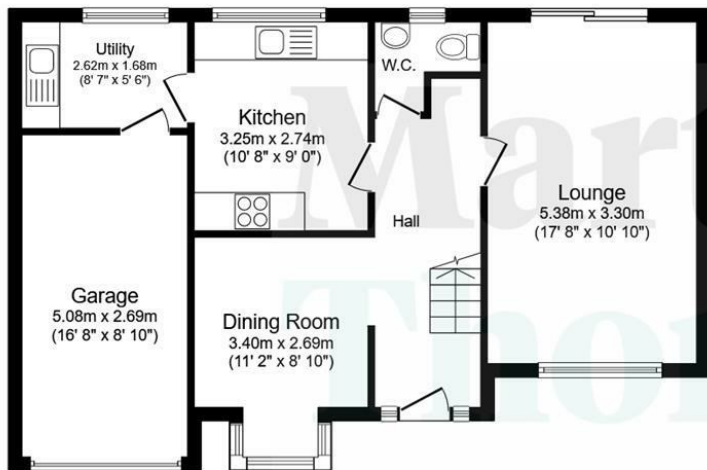
Spring Bank Drive, Norristhorpe Liversedge, Kirklees

Offers over £350,000

This double-fronted four-bedroom detached family home enjoys a cul-de-sac setting along with other quality homes. The spacious accommodation has been extended from its original design. It comprises an entrance hallway, downstairs WC, good-sized living room, dining room, kitchen and adjoining utility on the ground floor. The first floor has four double bedrooms, the master with an en suite shower room, and a family bathroom. The property has gas-fired central heating and uPVC double glazing. Externally, there is parking on the driveway and an integral garage. The rear garden is not immediately overlooked and has decked and paved seating areas with an adjoining lawn. This family home is in an ideal location and presented to a high standard throughout with recommended schooling nearby and an early inspection is advised.

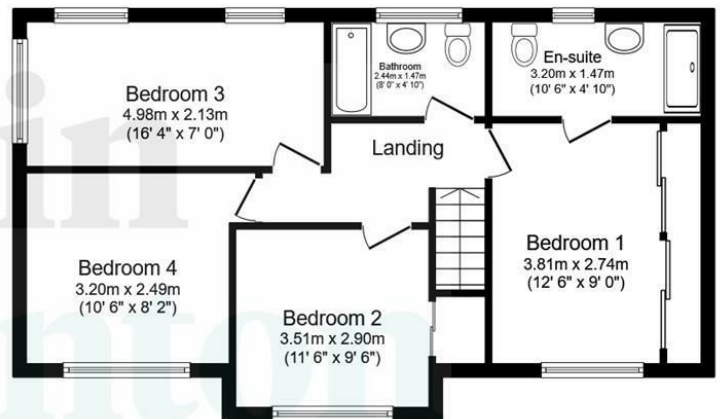
Spring Bank Drive, Norristhorpe Liversedge, Kirklees

Floorplan



Ground Floor

Floor area 65.2 m² (702 sq.ft.)



First Floor

Floor area 59.4 m² (639 sq.ft.)

TOTAL: 124.6 m² (1,341 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details



Entrance Hallway

An external uPVC door with opaque glazed panels and side screens gives access to the entrance hallway. It has a staircase with spindle balustrading rising to the first floor accommodation, a luxury vinyl tiled floor, coving to the ceiling and a radiator. There is a storage cupboard and access to the downstairs WC.



Downstairs WC

The WC has a two-piece suite comprising a pedestal wash hand basin with a tiled splashback and a low-level WC. There is an opaque rear uPVC window and a radiator.



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Living Room

This good-sized room runs from the front to the rear of the property and is light and bright with uPVC windows and French doors leading to the garden. It has a timber fire surround with a marble finish, inlay and hearth, home to a living flame effect gas fire. There is coving to the ceiling, plenty of space for furniture and two radiators.



Dining Room

The formal dining room is positioned at the front of the property and has a walk-in bay window with uPVC glazing. It has a mirrored wall, coving to the ceiling, wood flooring and a radiator.



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Kitchen

The kitchen has wall cupboards and base units, working surfaces with tiled surrounds and a one-and-a-half bowl sink unit. Integrated appliances include a four-ring gas hob with a fan oven beneath and a canopy style filter hood above. There is space for further freestanding appliances and plumbing for a washer or dishwasher. The room has ceiling downlighting, Karndean flooring, a radiator and a rear uPVC window overlooking the garden. A door leads to the utility.



Utility

This room has a continuation of the Karndean flooring, base units with worktops, a one-and-a-half bowl sink unit and a radiator. There is plumbing for an automatic washer, a door through to the garage, a rear uPVC window and a stable style door leading to the garden.

First Floor

From the hallway, the staircase rises to the first floor landing with spindle balustrade, a dado rail and a radiator. There is access to loft space and the following rooms:

Bedroom One

This large double bedroom has a bank of mirror-fronted sliding door wardrobes with ceiling downlighting. There is space for further furniture, a uPVC window to the front elevation and a radiator. Access can be gained to the en suite.



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En Suite Shower Room

The recently updated shower room has a large walk-in shower with a glazed screen and a wall-mounted shower fitting, along with a hand basin and a low-level WC. Within the shower cubicle is aquaboarding. There is tiling to the walls and floor, an illuminated mirror and an electric shaver point. The room has a uPVC rear window, downlighting, an extractor fan and an upright chrome ladder-style radiator.



Bedroom Two

This double bedroom is positioned at the front of the property with a uPVC window and a walk-in wardrobe with a hanging rail and shelving above. It has an additional storage cupboard over the staircase which houses the cylinder and a radiator.



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Bedroom Three

This large double bedroom is positioned at the rear of the property and is particularly light and bright with twin uPVC windows. It has plenty of space for fitted or freestanding furniture and a radiator.



Bedroom Four

This double bedroom could be utilised as a gaming room or home office. It is positioned at the front of the property and has a uPVC window and a radiator.



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Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with a curved shower screen and a wall-mounted shower fitting, a wall-mounted wash hand basin and a low-level WC. There is tiling to the walls and floor, an inset mirror, ceiling downlighting, an extractor fan and an upright chrome ladder-style radiator. To the rear elevation is an opaque uPVC window.



External Details

At the front of the property, there is a shaped lawned garden with a rockery and planted area to the centre. The tarmac driveway provides parking and access to the garage. The rear garden is particularly pleasant and not immediately overlooked. There is a large timber decked seating area accessed from the French doors within the living room. Adjoining this is a similar sized paved patio area, laurel hedging on either side and perimeter fencing. The garden has external lighting, water and power.

Garage

This has an up-and-over door and a personal door leading into the utility room. It houses the boiler for the central heating system and has power and lighting.

Tenure

The vendor informs us the property is Freehold.

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Directions

