

6 Landbeach AL7 2QB

£575,000

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Guide Price £575.000-£585.000

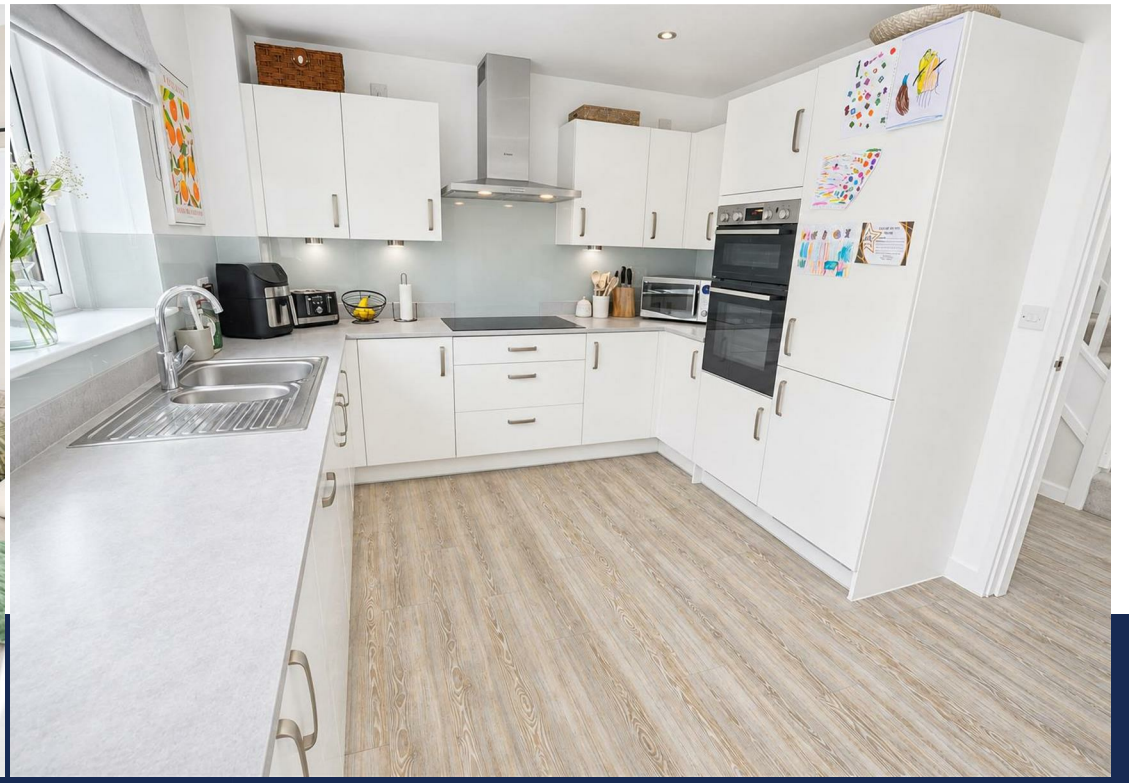
Superbly presented three bedroom detached family home, situated at the end of a peaceful cul-de-sac in the ever popular "Panshanger" area, within a short walk of playing field and parkland.

Having been built in 2021 with one owner from new, the property is still under NHBC warranty, and is conveniently located close to schools, shops and various amenities, this delightful home briefly comprises of entrance hall, ground floor wc, a dual aspect living room with doors leading to the rear garden, kitchen with integrated appliances, matching utility room, a gallery landing, master bedroom with built in wardrobes and an en-suite, two further bedrooms, family bathroom. The house is double glazed and has gas radiator central heating with combination boiler.

The garden is private and secluded, it has been landscaped with low maintenance in mind, there is a great size patio with integrated lighting, fabulous for entertaining, a further garden area to the side also provides gated access back to the front. there is a private driveway for two vehicles to the front.

Early viewing strongly advised, please call us on 01707 270777..














VALENCIA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MADARA




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Entrance Hall
Entrance door to front, radiator, Amtico flooring, recessed spotlights, cloaks cupboard, stairs to first floor, doors to:

Wc
Concealed cistern dual flush wc, vanity wash hand basin with mixer tap and cupboard under, part paneled wall to dado height, complimentary tiling, heated towel rail, recessed spotlights Amtico flooring, window to side.

Dual Aspect Living Room
Dual aspect room with windows to front and side, double doors leading to the rear garden, two radiators, Amtico flooring, under stairs storage cupboard.

Kitchen
Fitted with a range of wall and base units, contrasting work surfaces with concealed lighting, complimentary up stands and glass splash back, inset one and a half bowl sink/drainer with mixer tap, inset induction hob with chimney style extractor hood over, built in double oven, integrated fridge/freezer and dishwasher, recessed spotlights, Amtico flooring, radiator, window to rear, opening to:

Utility Room
Fitted base units, contrasting work surface with complimentary up stand and glass splash back, inset sink/drainer unit and mixer tap, space for washing machine, cupboard housing wall mounted gas fired combination boiler, recessed spotlights, Amticoflooring, radiator, door to rear.,

Galleried Landing
Access to loft, window to front, doors to:

Master Bedroom
Window to rear, built in wardrobes, radiator, door to:

En-Suite
Comprising of a tiled shower cubicle with glass front and door, concealed cistern dual flush wc, wash hand basin with mixer tap, concealed cistern dual flush wc, complimentary tiling, wood effect flooring, recessed spotlights, heated towel rail, extractor fan.

Bedroom Two
Window to side, radiator.

Bedroom Three
Window to front, radiator, paneled wall to dado height.

Family Bathroom
Comprising of panel enclosed bath with mixer tap and shower, glazed screen, wash hand basin with mixer tap, concealed cistern dual flush wc, complimentary tiling, recessed spotlights, heated towel rail, glass fronted storage cabinet, wood effect flooring, window to side.

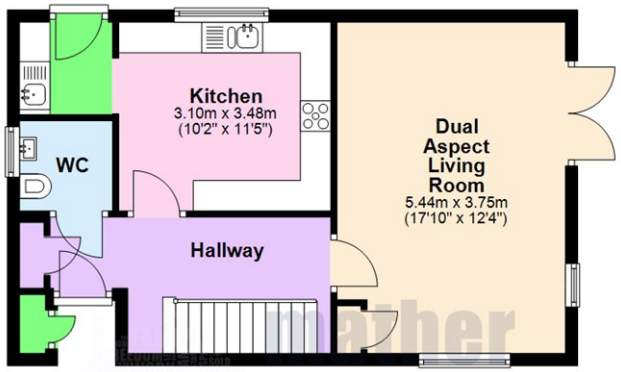
Front Garden
Flower and shrub beds, various evergreens, path to front door, gate to rear providing access to the rear garden.

Driveway
Providing private off street parking for two vehicles.

Secluded Rear & Side Garden
Private secluded garden which has been landscaped with low maintenance in mind, full width patio to the immediate rear with lighting, lawn area, flower and shrub beds, further area to side with flower and shrubs bed, lighting, water tap, power point, gate providing access to the side/front.

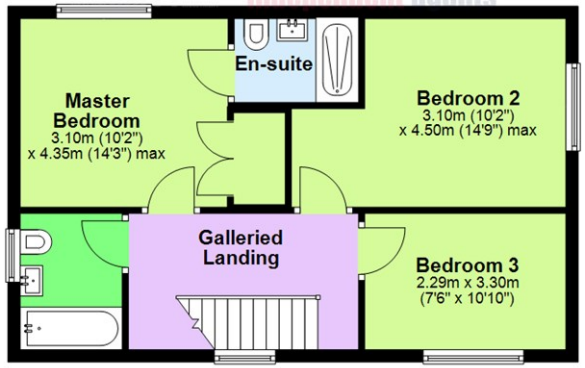
Ground Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



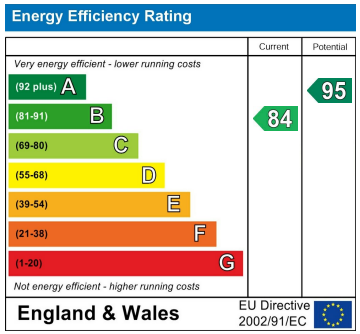
First Floor

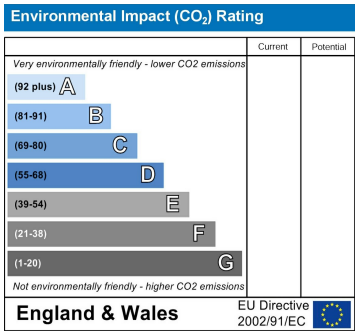
Approx. 48.8 sq. metres (525.6 sq. feet)

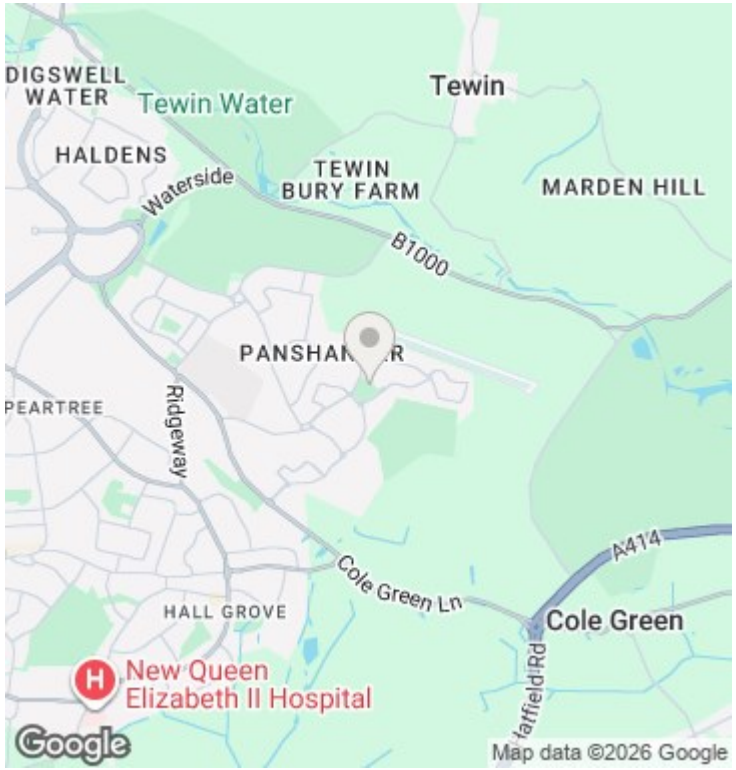


Total area: approx. 96.0 sq. metres (1033.9 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.







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