



Granville Drive Forest Hall

- Semi detached
- Three bedrooms
- Open plan living
- Garage & driveway
- Freehold
- No chain

Offers Over: £275,000



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Granville Drive, NE12 9LD

Forest hall

Significantly extended, re modelled and improved semi-detached house in sought after location in the heart of Forest Hall. Benefitting from a full width ground floor extension and small extension to the front. creating a spacious home offering a fashionable layout, the hub of the house being the trendy open plan family room / kitchen with its part vaulted ceiling incorporating twin skylight windows, twin french doors to garden, comprehensive range of wall and floor cabinets complemented by expensive granite worktops and splash back panels with built in electric oven, five burner gas hob and extractor hood over. The rest of the layout comprises extended reception hallway, front lounge, utility, and well-appointed shower room / wc to the ground floor. The first floor comprises- landing, three bedrooms with wardrobes to the main and family bathroom / wc with four pieces incorporating both bath and shower cubicle. Externally there is a double / treble width block paved driveway, garage with remote controlled door, and mature gardens to front and rear. Not so obvious but major expenditure includes- rewiring, re roofed 2020 which remains under guarantee until 2030, cavity wall insulation complemented by upvc double glazing and gas central heating with portable thermostat control. Offered with no onward chain. Viewing is imperative.



EXTENDED RECEPTION HALLWAY

Composite double glazed entrance door, double glazed window to front, storage cupboard, boxed radiator.

SHOWER ROOM/W.C.

Low level W.C., wash hand basin in vanity unit, fully tiled shower cubicle with mains operated waterfall shower and hand-held spray, heated towel rail, frosted double glazed window to front.

FRONT LOUNGE (12'1 into alcoves x 16'4 into bay) (3.68m into alcoves x 4.98m into bay)

Double glazed bay window to front, television point, radiator.



FAMILY ROOM/KITCHEN (20'2 x 18'9) (6.12m x 5.72m)

Divided into lounge, dining, and kitchen areas; Range of wall, floor and drawer units with coordinating Granite work surfaces and splash back panels, one and a half bowl stainless steel sink unit with mixer tap, built in electric fan oven, gas hob with extractor fan above. Two television points. Part vaulted ceiling with twin double glazed skylight windows and recessed spotlights, larder, twin double glazed French doors to rear garden.

UTILITY ROOM

Work surface, plumbed for washing machine and space for two under counter appliances, cupboard housing combination boiler, half glazed door to rear garden, integral door to garage.

FIRST FLOOR LANDING

Double glazed window to side, hinged laddered access to fully boarded loft space.

BEDROOM ONE (16'4 into bay x 11'6 plus recess) (4.98m into bay x 3.51m plus recess)

Range of wardrobes, radiator.

BEDROOM TWO (10'4 x 9'7 plus recess) (3.15m x 2.92m plus recess)

Double glazed window to rear, radiator.

BEDROOM THREE (9'9 x 8'5 max) (2.97m x 2.57m max)

Double glazed window to front, radiator.



BATHROOM/W.C.

White four-piece suite comprising; low level W.C., panelled bath, wash hand basin in vanity unit, shower cubicle, part tiled walls, heated towel rail, frosted double glazed window to rear.

FRONT GARDEN

Lawned area.

REAR GARDEN

Laid mainly to lawn, gravelled area, patio area, mature bushes and shrubs, flower beds

GARAGE

Single garage, electric door, double width block paved driveway.



Council Tax Band: C

EPC Rating: TBC

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