



## Meadow Vale

### Backworth

A gorgeous, detached family home, in such a lovely location on this sought after modern development. Close to the Metro, shops, bus routes and most local amenities with excellent transport links to the A1058 City Centre and A19 North and South. We just love the space and light on offer, the lounge has a feature bay window, separate dining room with French doors out to the rear garden, contemporary fitted kitchen with integrated appliances, separate utility, downstairs cloaks/wc., access to the garage. To the first floor there are three double bedrooms, the principal bedroom with dressing room and en-suite shower room. Family bathroom, enclosed rear garden which is not directly overlooked.

# £275,000

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Double Glazed Entrance Door to:

ENTRANCE HALL: staircase to the first floor, door to:

LOUNGE: (front): 16'5 x 11'3, (5.0m x 3.43m), gorgeous, light and airy lounge with measurements into feature double glazed bay window, laminate flooring, radiator, coving to ceiling, door to:

DINING ROOM: (rear): 14'9 x 9'4, (4.50m x 2.84m), separate dining room which flows beautifully into the kitchen area, double glazed French doors to the rear garden, radiator, laminate flooring, radiator, under-stair cupboard, through to:

KITCHEN: (rear): 10'4 x 7'7, (3.15m x 2.31m), stylish, modern kitchen incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, tiled floor, integrated fridge, freezer and dishwasher, double glazed window, tiled splashbacks, tiled floor, spotlights to ceiling, one and a half bowl sink unit with mixer taps, door through to:

UTILITY: 5'5 x 5'5, (1.55m x 1.55m), roll edge worktops, plumbed for automatic washing machine, tiled splashbacks, tiled floor, radiator, door to garage, door to:

DOWNSTAIRS CLOAKS/WC.: low level w.c. with push button cistern, hand washbasin, radiator, double glazed window, extractor fan





FIRST FLOOR LANDING AREA: loft access, door to:

FAMILY BATHROOM: modern and stylish bathroom, bath with hot and cold mixer taps and shower off, pedestal washbasin, low level w.c. with push button cistern, spotlights to ceiling, tiled bath and shower area, shaver point, radiator, double glazed window

BEDROOM ONE: (front): 14'6 x 12'9, (4.42m x 3.89m), excellent sized principal bedroom, maximum measurements apply, two double glazed windows, radiator, through to:

DRESSING ROOM: 6'0 x 4'3, (1.83m x 1.31m), excluding depth of sliding mirrored wardrobes providing ample storage and hanging space, through to:

EN-SUITE SHOWER ROOM: contemporary en-suite with shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, radiator, tiled floor, tiled splashbacks, spotlights to ceiling, extractor fan, double glazed window

BEDROOM TWO: (front): 13'7 x 8'11, (4.15m x 2.72m), into recess, double glazed window, radiator, laminate flooring

BEDROOM THREE: (rear): 11'7 x 7'10, (3.42m x 2.38m), maximum measurements, radiator, double glazed window

EXTERNALLY: Enclosed rear garden with feature gravelling, hedging/conifers, lawned area, front driveway and integral garage with measurements of: 16'3 x 8'11, (4.96m x 2.72m)

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band: D**

**EPC Rating: C**

WB2137/AI/DB/24.10.2023/V.2





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