



Daniel Road  
Mancetter  
£399,950

\*\*\* A TRULY STUNNING DOUBLE FRONTED DETACHED HOME - LARGE REAR EXTENSION - GOOD SIZED DETACHED GARAGE (WOULD BE IDEAL FOR A DETACHED ANNEX) - SPACIOUS LOUNGE - DINING ROOM - IMPRESSIVE BREAKFAST KITCHEN - UTILITY ROOM WITH GUEST WC - CONSERVATORY - 4 BEDROOMS - ENSUITE & FAMILY BATHROOM - LONG DRIVEWAY \*\*\*

### **RECEPTION PORCH 5' 1" x 3' 7" (1.55m x 1.09m)**

Having a double glazed wooden entrance door, double glazed windows, tiled floor, a attractive internal glazed wooden door to the entrance hall.

### **ENTRANCE HALL**

Stairs leading off to the first floor landing, single panelled radiator, oak doors to the lounge and dining room.

### **LOUNGE 12' 0" x 18' 4" maximum into the bay window (3.66m x 5.59m)**

Double glazed bay window to front aspect, double panelled radiator and double glazed French doors to the conservatory.

### **CONSERVATORY 15' 2" x 10' 10" (4.62m x 3.3m)**

A superb spacious room with double glazed windows overlooking the rear garden, double panelled radiator, glazed wooden door to the kitchen, laminated wooden effect flooring and double glazed French doors leading out to the rear garden.

### **SPACIOUS KITCHEN 15' 3" x 14' 8" maximum (4.65m x 4.47m)**

Having recessed LED ceiling down lights, double panelled radiator, double glazed window to side aspect, oak door to the dining room, further oak door to a useful under stairs storage cupboard, extensive range of fitted base and eye level units, eye level display units, chimney style recess housing the space and point for a Range style gas cooker with a recessed extractor hood above, wooden work surfaces, integrated dishwasher and low level fridge, Belfast style sink with a chrome traditional style mixer tap over, breakfast bar area, tiled splash backs and an oak door to the utility room.

### **UTILITY AREA 11' 6" x 6' 10" (3.51m x 2.08m)**

Double glazed window to rear aspect, single panelled radiator, tiled floor, range of fitted base and eye level units, space and plumbing for an American style fridge freezer, hidden space and plumbing for a washing machine and tumble dryer, attractive mosaic effect tiled splash backs, opaque double glazed side entrance door and an oak door to the guest WC.

### **GUEST WC 6' 9" x 3' 3" (2.06m x 0.99m)**

Opaque double glazed window to rear aspect, chrome towel radiator, PVC panelled walls and ceiling, low level WC, wash basin and recessed ceiling down lights.

### **DINING ROOM 11' 9" x 12' 0" maximum into the bay window (3.58m x 3.66m)**

Double glazed bay window to front aspect, double panelled radiator and an oak door to the entrance hall.

### **FIRST FLOOR LANDING**

Double glazed window to side aspect, access to the roof storage space, double panelled radiator, oak door to the airing cupboard and further oak doors leading off to...

### **MASTER BEDROOM 11' 9" x 12' 2" maximum into the bay (3.58m x 3.71m)**

Double glazed bay window to front aspect with a fitted padded seating area, fitted triple wardrobe, double panelled radiator and an oak door to the en-suite.



### **ENSUITE 6' 5" x 5' 9" plus shower cubicle (1.96m x 1.75m)**

Opaque double glazed window to side aspect, chrome towel radiator, tiled effect PVC panelled walls, useful vanity storage cupboards and drawers, his and hers wash basins, shower cubicle having a chrome mixer style shower, recessed LED ceiling down lights and underfloor heating.

### **BEDROOM TWO 12' 2" x 11' 5" maximum into the bay window (3.71m x 3.48m)**

Double glazed bay window to front aspect, laminated wooden effect flooring, double panelled radiator and a good sized fitted wardrobe with sliding mirrored doors.

### **BEDROOM THREE 15' 3" x 9' 4" maximum (4.65m x 2.84m)**

Two double glazed windows to rear aspect and a single panelled radiator.

### **BEDROOM FOUR 11' 5" x 7' 7" maximum (3.48m x 2.31m)**

Double glazed window to side aspect and a single panelled radiator.

### **FAMILY BATHROOM 8' 8" x 6' 9" (2.64m x 2.06m)**

Opaque double glazed window to rear aspect, double panelled radiator, tiled floor, low level WC, wash basin with useful vanity storage beneath, panelled bath with a chrome mixer shower over with a rainfall style shower head, tiled splash back areas and recessed LED ceiling down lights.

### **TO THE EXTERIOR**

The property benefits from a long driveway to the side of the property providing ample off road parking and access to the detached garage. The rear garden is a generous size being mainly laid to lawn with a decked patio area and side fish pond.

### **GARAGE 27' 4" x 15' 6" (8.33m x 4.72m)**

A very large space that offers flexible uses and would be ideal for a detached annex (subject to relevant planning consent) having two double opaque glazed windows to side aspect, power and light, double opening front doors and two adjoining storage rooms.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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