

12 Cloverdale Court, Walkergate



Price £215,000

This is a SUPERB OPPORTUNITY to purchase this substantial four bedroom detached house which is situated on the popular Wyedale Way Estate, enjoying a PLEASANT POSITION which is NOT OVELOOKED to the front. The current owner has made several IMPROVEMENTS THROUGHOUT, including a SMART LIGHTING SYSTEM, modern kitchen, refitted bathroom and en-suite.

To the ground floor there is an IMPRESSIVE HALLWAY, lounge, dining room, kitchen, UTILITY ROOM and a WC. To the first floor there is a master bedroom together with EN-SUITE, this room has been opened up into the fourth bedroom to provide a SUPERB WALK-IN WARDROBE, but this could easily be converted back if required. There are two further bedrooms as well as a family bathroom. Externally there is OFF STREET PARKING FOR TWO VEHICLES to the side of the property and a lovely private garden to the rear. Council tax band C. FREEHOLD. Energy rating C.

The Property Comprises

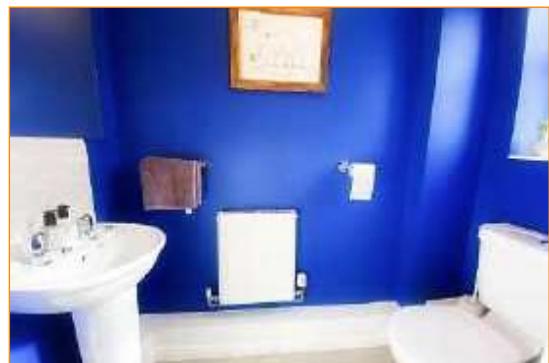
Hallway

Entrance door, tiling to floor with under floor heating, stairs to the first floor landing with storage cupboard under, spotlights to ceiling.



WC

6'1" x 3'0" (1.85 x 0.92) Low level WC and wash hand basin. Double glazed window, tiling to floor, radiator



Lounge

19'8" x 11'0" (6.00 x 3.35) Double glazed window, laminate flooring, spotlights to ceiling, radiators and double glazed French doors leading out to the rear garden.



Additional Image



Dining Room

9'8" x 9'8" (2.95 x 2.94) Double glazed window, built-in audio speaker to ceiling, radiator.



Kitchen

12'7" x 9'5" (3.83 x 2.87) Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven with warming drawer and integrated oven/microwave, induction hob with extractor hood over, integrated dishwasher and single drainer sink unit. Double glazed window, spotlights to ceiling and built-in audio speakers, tiling to floor with under floor heating.



Additional Image



Utility

6'3" x 5'5" (1.90 x 1.66) Fitted with a range of tall units, tiling to floor and external door leading to the rear garden.

**Landing**

Access to bedrooms, family bathroom, cupboard and radiator

**Bedroom 1**

11'8" x 11'3" (3.55 x 3.42) Double glazed window, radiator, mirrored doors giving access to the walk-in wardrobe, (previously used as bedroom four, this could easily be changed back to its original use) access to the en-suite.

**En-Suite**

7'0" x 4'11" (2.13 x 1.49) Comprising shower cubicle, WC and wash hand basin with built-in furniture surrounding. Tiling to walls and floor, spotlights to ceiling, double glazed window and vertical heated towel rail.



Bedroom 2

9'7" x 11'9" into robe (2.93 x 3.58 into robe) Double glazed window, built-in sliding door wardrobe, radiator.



Bedroom 3

9'9" x 8'6" (2.96 x 2.58) Double glazed window, built-in wardrobe, radiator.



Bedroom 4

7'8" x 9'3" max (2.33 x 2.83 max) Bedroom four is currently used as a walk-in wardrobe adjacent to bedroom one and is fitted with shelves and hanging rails, this could easily be put back to its original use. Double glazed window, radiator.



Bathroom

8'6" max x 6'6" max (2.60 max x 1.97 max) Comprising; bath with shower over, low level WC and wash hand basin with built-under storage. Part tiled walls, tiling to floor, built-in audio speaker to ceiling, double glazed window and ladder style radiator.



External

Externally there is a small garden area to the front and parking space for two vehicles to the side of the property. To the rear there is a good size garden which is laid to lawn together with a paved patio and a fenced perimeter.

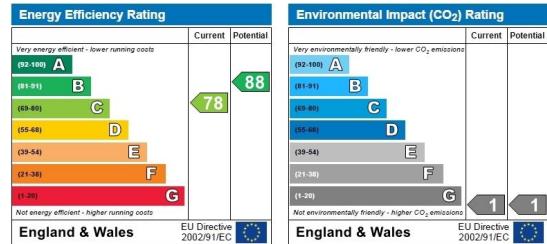


FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
 Monday 9am - 6pm
 Tuesday 9am - 6pm
 Wednesday 9am - 6pm
 Thursday 9am - 6pm
 Friday 9am - 6pm
 Saturday 9am - 4pm

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