



63 Blackberry Way

- FIVE BEDROOM DETACHED
- THREE ENSUITES
- THREE RECEPTION ROOMS
- JACUZZI FAMILY BATHROOM

£375,000

EPC Rating '69'





Property Description

****LARGE FIVE BEDROOM DETACHED ****
SUBSTANTIAL EXTENSION ** FOUR BATHROOMS **
FOUR RECEPTION ROOMS ** LARGE PLOT ** RURAL
VIEWES ** This impressive detached home sits in a private, enviable position at the top of Blackberry Way in Clayton, on a large plot abutting open fields. Benefitting from a large wrap-around extension, open plan entertaining space, a ground floor bedroom with luxury en-suite, kitchen with granite work-surfaces and NEFF appliances, large driveway and gardens, detached outhouse, the list goes on! This ideal family home briefly comprises of: Entrance Hall, Sitting Room, Lounge, Dining Room, Kitchen & Dining Area, WC, Ground Floor Bedroom, En-Suite, Cloaks, Integral Garage, First Floor Landing, Four Bedrooms, Two En-Suite's and a family Bathroom. Gardens front & rear and parking for three to four cars.

ENTRANCE HALL

17' 1" x 6' 4" (5.21m x 1.93m) Open stairs lead off to the first floor and doors to the Dining Room, Sitting Room, Kitchen and WC. Central heating radiator.



DINING ROOM

10' 7" x 9' 7" (3.23m x 2.92m) Bay window to the front elevation and doors off to Bedroom 5 and the Sitting Room. Central heating radiator.

BEDROOM FIVE

12' 2" x 11' 9" (3.71m x 3.58m) Forming part of the side extension and benefitting from a huge skylight window is this versatile room that is currently used as a Gym but could be utilised as a bedroom or another reception room. Windows to the front and side, and a door to the en-suite.

ENSUITE

11' 9" x 9' 3" (3.58m x 2.82m) A large and impressive bathroom with a sunken bath with steps and a seat, open plan rainfall shower, pedestal wash basin and a push button WC. Flooded with natural light from a large skylight window and a further window to the side. Ceiling spotlights and a shaver point.



SITTING ROOM

17' 1" x 10' 7" (5.21m x 3.23m) Double doors to the dining room, door to the hall and being open plan to the lounge extension at the rear. Stone effect fireplace and a central heating radiator.

LOUNGE / ENTERTAINING AREA

23' 5" x 17' 7" narrowing to 11' 8" (7.14m x 5.36m) A huge open plan extension to the side and rear of the property boasting three huge skylight windows. French doors and further windows to the side and rear. Two central heating radiators.



KITCHEN/BREAKFAST ROOM

14' 7" x 13' 2" (4.44m x 4.01m) A good quality fitted kitchen with a range of base and wall units, granite work surfaces and breakfast bar, integrated dishwasher, fridge, double electric oven, grill and a four ring gas hob. Tiled floor, door to the garage and being open plan to a further dining area/room. Please note - there are some minor finishing off works to complete where the kitchen opens to the rear extension.



DINING AREA

18' 9" x 15' 0" (5.72m x 4.57m) Being open plan to the kitchen. Large skylight window and further windows and an exterior door to the rear.

WC

Low flush WC and a wall mounted wash basin. Central heating radiator and extractor fan.

FIRST FLOOR

A 'U' shape landing with open spindle balustrade, central heating radiator and access to the loft space.



BEDROOM ONE

17' 3" x 12' 7" (5.26m x 3.84m) Fitted wardrobes and dressing table, four windows to the front elevation and a door to an en-suite. Central heating radiator.

ENSUITE

Limestone wall tiling with mosaic detail, walk-in shower enclosure with rainfall shower and glass screen, push button WC and a wall mounted wash basin. Ceiling spotlights, window to the front and chrome heated towel rail.

BEDROOM TWO

11' 4" x 10' 7" (3.45m x 3.23m) Window to the rear, fitted wardrobes and a central heating radiator.



ENSUITE

Shower cubicle with glass door, pedestal wash basin and a WC. Window to the side, extractor fan and a chrome heated towel rail.

BEDROOM THREE

12' 5" x 7' 3" (3.78m x 2.21m) Window to the rear, fitted wardrobes and a central heating radiator.

BEDROOM FOUR

8' 5" x 7' 1" (2.57m x 2.16m) Window to the rear and a central heating radiator.



BATHROOM

Feature marble wall tiling and a jacuzzi bath with rainfall tap and shower attachment. Push button WC and a wash basin set in a vanity unit with storage below. Chrome heated towel rail, window to the side and an extractor fan.

EXTERIOR

To the front of the property is a large driveway with parking for 3-4 cars and a lawn area beyond with a decked seating area. To the rear is a split level garden with flagged patio areas, lawn, features stone garden table and an outdoor cooking area with BBQ. The property sits next to open fields and enjoys lovely views across open fields.

OUTHOUSE

To the rear is a detached, stone built outhouse with French doors and power & light. This would make an ideal home office or play room.

GARAGE

Single integral garage with up and over door, power and light. Internal door to the kitchen.





PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	69	
England & Wales	EU Directive 2002/91/EC	

