

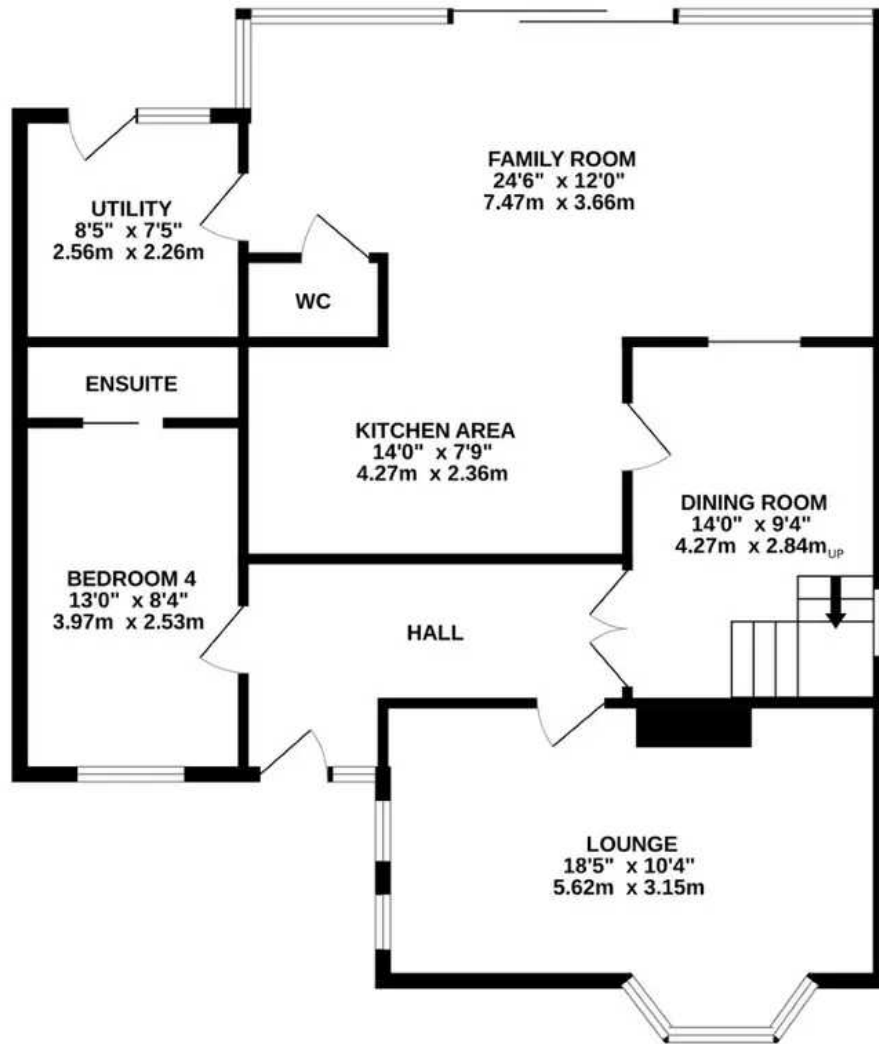


Nixon Close, Thornhill Edge

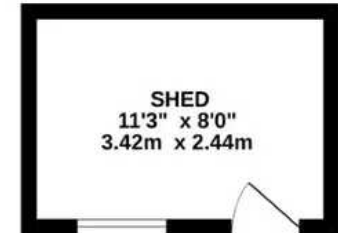
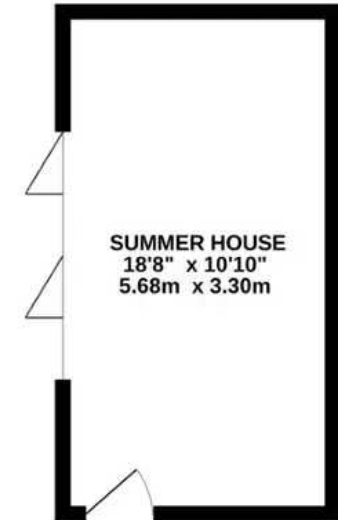
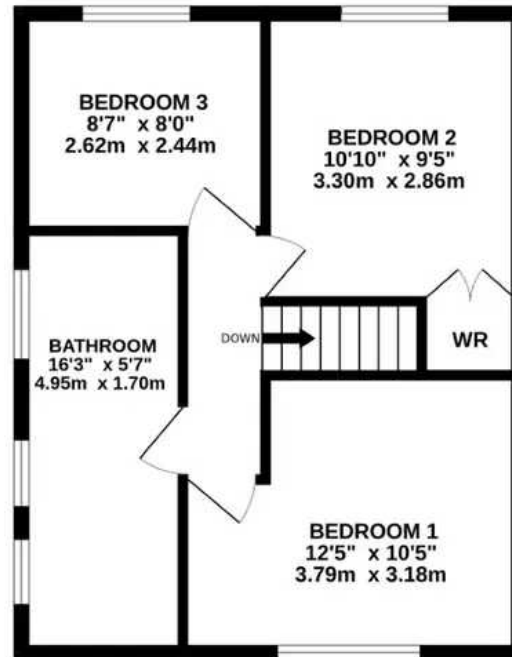
Dewsbury

Offers in Region of **£400,000**

GROUND FLOOR



1ST FLOOR



NIXON CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Nixon Close

Thornhill Edge, Dewsbury

SITUATED IN A QUIET CUL-DE-SAC SETTING, IS THIS SUBSTANTIAL, DETACHED FAMILY HOME OFFERING VERSATILE AND SPACIOUS ACCOMMODATION ACROSS TWO FLOORS. LOCATED IN THE SOUGHT AFTER AREA OF THORNHILL, WITH PLEASANT OPEN COUNTRYSIDE WALKS NEARBY, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND A SHORT DISTANCE FROM WELL REGARDED SCHOOLING AND AMENITIES. BOASTING FABULOUS OPEN-PLAN KITCHEN, FAMILY ROOM, AND SUMMER HOUSE/GARDEN OFFICE.

The property ground floor accommodation briefly comprises of entrance hall, lounge, formal dining room, kitchen, family room, downstairs WC, utility room and ground floor bedroom with en-suite. To the first floor there are three well proportioned bedrooms and a fabulous house bathroom. Externally there is a driveway to the front providing off street parking, to the rear is a substantial garden with a raised decked area, summer house/garden office and hardstanding for a shed.

Council Tax band: D

Tenure: Freehold





GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double glazed PVC front door with adjoining double glazed window with obscured glass to the front elevation into the entrance hall. The entrance hall features high quality flooring, is decorated with a neutral finish with decorative coving to the ceilings, two ceiling light points and it provides access to the ground floor bedroom, lounge, and dining room via multi panel timber and glazed doors.



LOUNGE

18' 5" x 10' 4" (5.62m x 3.15m)

As the photography suggests, the lounge is a generous proportioned dual aspect reception room which enjoys a great deal of natural light with two double glazed windows to the side elevation and a double glazed bay window to the front elevation which offers a pleasant view onto the front gardens. The room features decorative coving to the ceilings, a radiator and the focal point of the room is the wall mounted remote controlled fireplace.





GROUND FLOOR BEDROOM/BEDROOM FOUR

13' 0" x 8' 4" (3.97m x 2.53m)

This versatile space can be utilised for a variety of uses and currently features a bank of double glazed windows to the front elevation, high quality flooring, and inset spotlighting to the ceilings and a radiator. The room could be utilised as a ground floor bedroom, home office, recreational space, or hobby room. It features a sliding pocket door to the rear of the room providing access to a potential en-suite.

GROUND FLOOR BEDROOM/BEDROOM FOUR EN-SUITE

Intended to be the en-suite shower room to the ground floor bedroom. The en-suite currently features inset spotlighting to the ceilings, and a low level W.C with push button flush. There is plumbing and provisions in place for a shower cubicle and for a wash hand basin. Please note, that the appropriate fixtures and fittings are available under separate negotiation.



DINING ROOM

14' 0" x 9' 4" (4.27m x 2.84m)

The formal dining room features a decorative archway which provides the room with a great deal of natural light from the open plan family/garden room. There is a double glazed window to the side elevation, a central ceiling light point and radiator and a kite winding open tread staircase with glazed balustrade proceeds to the first floor. There is a multi-panel timber and glazed door with part obscured glazed inserts lead to the kitchen area.





KITCHEN AREA

14' 0" x 7' 9" (4.27m x 2.36m)

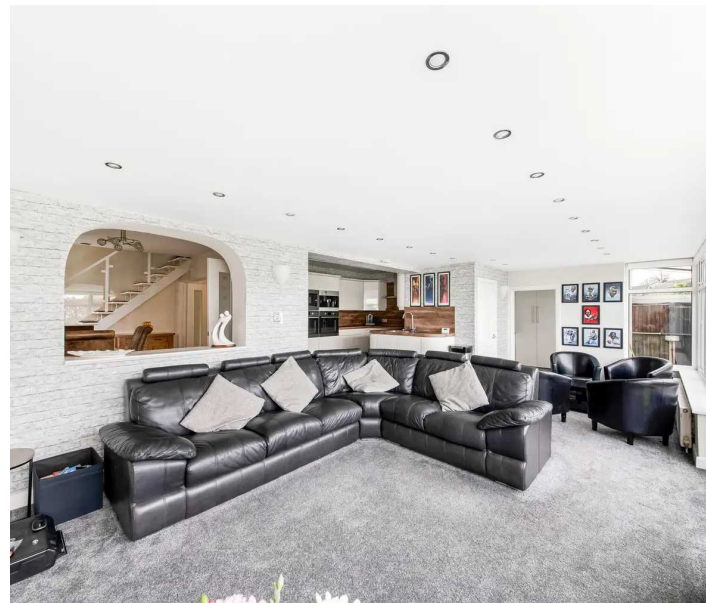
The kitchen area features a wide range of high quality fitted wall and base units with handleless high gloss cupboard fronts and with complimentary work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is well equipped with high quality built in appliances which include a four ring AEG induction ceramic hob with integrated canopy style cooker hood over, two built in AEG fan assisted waist level ovens, an integrated shoulder level microwave combination oven and, integrated dishwasher and a built in Mila coffee machine. The kitchen is equipped with soft closing doors and drawers, under unit lighting and a matching splashback to the work surface. There is space for an American style fridge and freezer unit, pull out pantry cupboards, and the kitchen area seamlessly leads into the family room/garden room. There is a cladded ceiling with LED strip lighting.



OPEN PLAN FAMILY ROOM/GARDEN ROOM

24' 6" x 12' 0" (7.47m x 3.66m)

This impressive light and airy space can accommodate a multitude of uses with banks of double glazed windows to the rear and side elevations and central double glazed sliding patio doors providing direct access to the gardens. The room is currently configured with a family room/snug area which features inset spotlighting to the ceilings and a radiator which then seamlessly leads into the informal seating area again, with a radiator, wall light point, inset spotlighting to the ceilings and there are multipaneled doors which then provide access into the utility and downstairs W.C.





DOWNSTAIRS W.C

The downstairs W.C features a modern contemporary two piece suite which comprises of a low level W.C with push button flush and a square wash hand basin with chrome mixer tap and vanity cupboard beneath. There are panelled walls and a panelled ceiling with ceiling light point and extractor fan.

UTILITY ROOM/BOOT ROOM

8' 5" x 7' 5" (2.56m x 2.26m)

The utility room/boot room features fitted wall and base units with rolled edge worksurfaces over with a panelled splash back. There is plumbing and provisions for an automatic washing machine, high quality flooring and an external PVC door to the rear elevation with adjoining double glazed window with obscured glass. The utility/boot room has a ceiling light point, a radiator, floor to ceiling cloaks cupboard which also houses the property combination boiler.



FIRST FLOOR

FIRST FLOOR STAIRS AND LANDING

Taking the staircase from the dining room you reach the first floor landing which features multi-panel doors providing access to three bedrooms and the fabulous house bathroom. There is a ceiling light point and a loft hatch which provides access to a useful attic space.

BEDROOM ONE

12' 5" x 10' 5" (3.79m x 3.18m)

Bedroom one is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the front elevation which provide the room with a great deal of natural light, a ceiling light point, decorative coving, and a radiator.

BEDROOM TWO

10' 10" x 9' 5" (3.30m x 2.86m)

Bedroom two again, is a generous proportioned double bedroom which has ample space for freestanding furniture. As the photography suggests there is a bank of double glazed windows to the rear elevation which offer fantastic open aspect far reaching views across the valley. There is a ceiling light point, a radiator, decorative coving to the ceilings and a bank of fitted wardrobes over the bulkhead of the stairs.

BEDROOM THREE

8' 7" x 8' 0" (2.62m x 2.44m)

Bedroom three is a generous proportioned single bedroom which could fit a $\frac{3}{4}$ bed or could be utilised as a home office or nursery. It features a double glazed bank of windows to the rear elevation again, with impressive far reaching views across the valley. There is also a central ceiling light point.

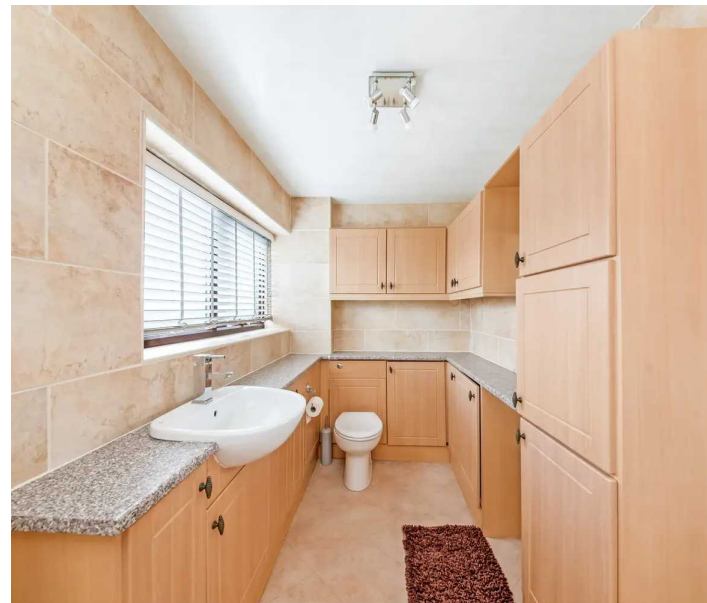
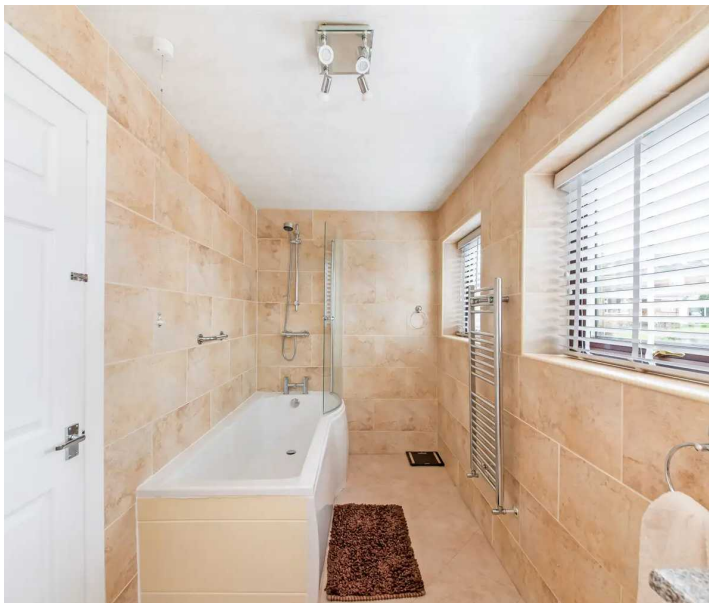




HOUSE BATHROOM

16' 3" x 5' 7" (4.95m x 1.70m)

The house bathroom is an impressive amount of space which could comfortably be split into two separate bathrooms subject to necessary consents and works. It currently features a white three piece suite comprising of a pea shaped panelled bath with thermostatic shower over and curved shower guard, a broad wash hand basin with chrome monobloc mixer tap which is set upon a wide array of fitted vanity cupboards which is coupled with a low levelled W.C with concealed cistern and push button flush. There are matching wall cabinets, towel and toiletry storage, a panelled ceiling with two ceiling light points, a chrome ladder style radiator and there are three windows to the side elevation providing the house bathroom with a wealth of natural light. Please see the attached proposed plans for an illustrative example of how the house bathroom could be utilised to incorporate en-suite facilities to the principal bedroom.



EXTERNAL

SUMMER HOUSE

18' 8" x 10' 10" (5.68m x 3.30m)

The summer house has a pedestrian access double glazed door with obscured glazed inserts to the side elevation. It also features a bank of bi-folding doors to the front elevation with integrated blinds which constitute to one side, creating an ideal space for alfresco dining and outside entertainment. The summer house features a panelled ceiling with four wall light points, an electric wall mounted heater, and is kitted with a bar area with granite work surfaces over, display shelving and high quality flooring. The summer house can be utilised as a variety of uses such as home working, a recreational/hobby room, all for entertainment purposes.





REAR EXTERNAL

Externally to the rear, the property enjoys a fabulous enclosed rear garden which features a flagged patio area which is a sheltered area to the side of the summer house with an external light and external double plug point. The flagged patio then proceeds to an artificial lawn area which is a great space for both alfresco dining and BBQING. There is a step to the terrace which again, features an artificial lawn surface and glazed balustrade and provides access through the bi-fold doors to the summer house which also has two external wall light points. The rear garden is them predominantly laid to lawn and is a fabulous space with part hedged and part fenced boundaries, it has a hard standing garden shed.



GARDEN SHED

11' 3" x 8' 0" (3.42m x 2.44m)

The garden shed is an ideal space for garden storage, there is lighting and power in situ. It is accessed via a timber and glazed pedestrian access door and there is a bank of double glazed windows to the front elevation.



ADDITIONAL INFORMATION

Carpets curtains and certain other extras may be available via separate negotiation.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 17/04/2024.

PROPERTY VIEWING NOTES -

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