



31 Warrenside Close, Ramsgreave

£269,950 Leasehold

Delightful three-bed detached home in Ramsgreave. Modern interior with spacious reception room, cosy snug, fitted kitchen, conservatory, utility room, ground floor bedroom with shower, two double bedrooms upstairs, family bathroom. Well-maintained gardens and driveway. Ideal family home near amenities and transport links.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Located in the sought-after location of Ramsgreave, this delightful three-bedroom detached home presents a perfect combination of space, style, and convenience. Boasting a modern aesthetic with contemporary décor and oak doors throughout, this property offers a comfortable and functional layout. The ground floor features a bright hallway with oak and glass balustrade offering a stunning welcome to this lovely home. The generous reception room with a stove as its focal point, perfect for relaxing night in and doors opening up into the cosy snug. The modern fitted kitchen with high gloss units offering plentiful storage, breakfast bar and integral appliances opens up into a conservatory that floods the space with natural light and gives a seamless connection to the outdoor area making this the ideal space to entertain friends and for everyday family living. A convenient utility room provides added practicality, with the space and potential to add a downstairs WC. Additionally, there is a ground floor bedroom with a shower enclosure, ideal for guests or those seeking single-level living. The first floor comprises a landing leading to two further spacious double bedrooms offering ample space for relaxation and rest. The beautiful family bathroom in a modern grey colour palette completes the internal accommodation. Perfect for families seeking tranquillity, this property is situated in a quiet cul-de-sac, close to reputable schools, shops, amenities, and excellent transport links, including proximity to Wilpshire train station.

Externally the property boasts well maintained gardens to both the front and rear, providing an inviting outdoor space for relaxation and recreation. The front garden offers a warm welcome to the property, while the rear garden is designed for low maintenance, allowing for easy enjoyment without the hassle of extensive upkeep. To the front of the property there is driveway parking for several vehicles leading to the single garage. This beautiful property is an ideal home for any growing family.



Hallway

Laminate flooring, stairs to first floor, under stair storage, cast iron radiator.

Lounge

Carpet flooring, gas fire with tiled hearth, french doors, uPVC double glazed window, panel radiator x 2, TV point.

Snug

Laminate flooring, patio doors into conservatory, panel radiator.

Kitchen

Range of fitted wall and base units with contrasting work surfaces and splashbacks. Integral electric oven, microwave, induction hob, extractor, dishwasher, sink and drainer, breakfast bar, tiled flooring.

Utility

Plumbed for washing machine and space for tumble dryer. Place to install WC. Double glazed window.

Conservatory

In white uPVC double glazing, french doors to garden, tiled flooring and panel radiator.

Landing

Carpet flooring, fitted wardrobe, uPVC double glazed window.

Bedroom One

Double with carpet flooring, fitted wardrobes, uPVC double glazed window and panel radiator.

Bedroom Two

Double with carpet flooring, under eaves storage, uPVC double glazed window and panel radiator.

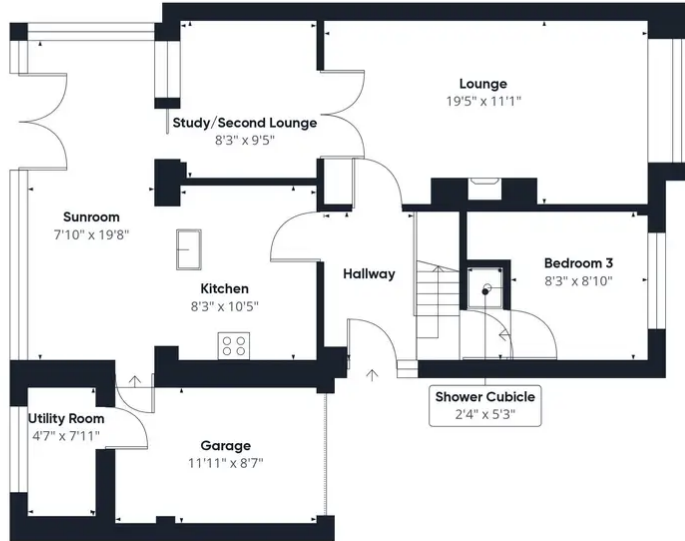
Bedroom Three

Double with carpet flooring, shower enclosure, uPVC double glazed window and panel radiator.

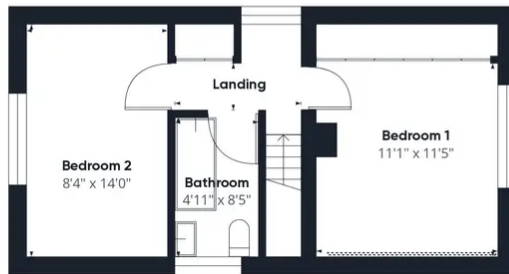
Bathroom

Three piece in white with mains fed shower over bath, tiled floor to ceiling, laminate flooring, heated towel radiator and uPVC double glazed frosted window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1249.78 ft²

Reduced headroom
2.52 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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