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11 Vale Grove

- THREE BEDROOM SEMI DETACHED
- VIDEO TOUR
- POPULAR LOCATION
- MODERNISED TO A HIGH STANDARD

Offers Over £250,000
EPC Rating '55'





Property Description

DESCRIPTION

A beautifully modernised three-bedroom semi-detached home in the heart of Queensbury, finished to an exceptionally high standard throughout. This impressive property benefits from triple-glazed windows, a new energy-efficient boiler, and full insulation, ensuring excellent thermal performance. Inside, the home offers a contemporary layout with high-quality finishes, modern décor, and upgraded fixtures in every room. The bright and spacious living areas flow seamlessly, providing a comfortable and stylish environment for family living. Externally, the property includes a separate outhouse, offering versatile use as a home office, studio, workshop, or storage space. An application for planning permission has been submitted to further enhance the property, adding additional scope for expansion or development. This is a rare opportunity to acquire a fully upgraded home in a sought-after Queensbury location, ready to move into with no work required.





ENTRANCE HALL

5' 07" x 5' 08" (1.7m x 1.73m) A light and airy entrance hall offering ample space for coats and shoes. Finished with a stylish tiled floor, modern panelled feature wall, and a contemporary central heating radiator, the space creates an immediate sense of quality on arrival. The hall provides access to the main ground-floor rooms and features a staircase rising to the first floor.

LIVING ROOM

10' 03" x 12' 00" (3.12m x 3.66m) A great-sized living room featuring a charming bay window to the front, filling the space with natural light. Beautifully presented with modern décor, the room includes two contemporary wall heaters, a striking feature media wall, and a tiled floor with underfloor heating for added comfort. French doors open seamlessly into the open-plan kitchen diner, creating an ideal flow for modern family living and entertaining.



OPEN PLAN KITCHEN DINER

19' 00" x 14' 11" (5.79m x 4.55m) A stunning, brand-new modern Wren kitchen finished to an exceptional standard, with no expense spared. Featuring stylish green wall and base units and luxury Italian tiles, the space is complemented by a range of integrated appliances, including a premium NEFF hob and extractor fan. The kitchen also benefits from a 25-year Wren warranty for added peace of mind. At the heart of the room is a standalone island offering additional storage and a convenient breakfast area, perfect for casual dining or entertaining. An additional utility room leads directly from the kitchen, providing further storage and space for laundry appliances. Bright and inviting, the open-plan layout flows effortlessly into the rear garden through French doors, enhancing the indoor-outdoor living experience.



BEDROOM ONE

9' 01" x 12' 04" (2.77m x 3.76m) A modern, light, and airy double bedroom featuring a window to the front that fills the room with natural light. The space is finished with a contemporary central heating radiator, wood flooring, fitted wardrobes, and an attractive feature wall panel, adding a stylish focal point to the room.



BEDROOM TWO

9' 01" x 9' 06" (2.77m x 2.9m) A spacious and well-presented bedroom with a window to the rear, offering a pleasant outlook and plenty of natural light. The room features a central heating radiator, modern décor, wood flooring, and ample space for a range of bedroom furniture, making it both stylish and practical.



BEDROOM THREE

8' 02" x 5' 11" (2.49m x 1.8m) A nicely sized single bedroom with a window to the front, providing good natural light. The room includes a handy built-in storage cupboard, wood flooring, and a central heating radiator, making it a practical and comfortable space ideal for a child's room, office, or guest room.



BATHROOM

5' 10" x 5' 09" (1.78m x 1.75m) A beautifully modern bathroom finished to a high standard with luxury Italian tiles on both the floor and walls. The suite includes a hand wash basin, WC, and shower, all complemented by elegant gold-finish fittings. A window to the rear allows natural light to brighten the space, enhancing its contemporary feel.



HALLWAY

A light and airy hallway featuring neutral décor and a side window that brings in natural light. The space includes a storage cupboard and loft access, combining practicality with a welcoming atmosphere.



OUTHOUSE

A great-sized outhouse in the garden, currently used as a salon, offering a versatile and stunning space. The building includes a separate toilet with shower and a dedicated sauna room, making it ideal for a variety of uses, from a home studio or office to a wellness or leisure area.

EXTERIOR

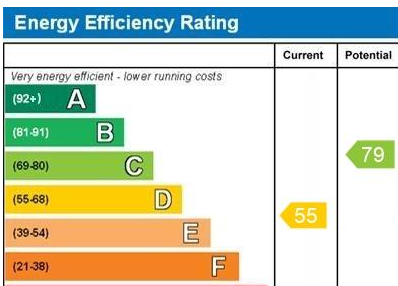
The front of the property features a large driveway finished with granite paving, providing ample off-street parking. The rear garden is a versatile space, partly decked and partly laid to lawn, and includes a separate outhouse.

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.

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