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The Avenue

- BEAUTIFULLY PRESENTED THREE-BEDROOM FAMILY HOME
- DESIRABLE CORNER PROPERTY
- BRIGHT DINING AREA WITH PATIO DOORS TO GARDEN
- WELL MAINTAINED GARDENS

£230,000

EPC Rating '61'





Property Description

DESCRIPTION

This beautifully presented three-bedroom residence offers stylish and well-proportioned accommodation, ideally positioned on the Avenue in the highly regarded area of Clayton.

The property features an elegant living room, a contemporary kitchen, and a refined dining area designed for both everyday comfort and sophisticated entertaining. The diner is enhanced by patio doors that open seamlessly onto the garden, flooding the space with natural light and creating a wonderful connection between indoor and outdoor living.

Upstairs, three generously sized bedrooms provide comfortable and versatile sleeping arrangements, all finished to a high standard. The overall layout has been thoughtfully designed to balance luxury with practicality. Externally, the home is complemented by well-maintained gardens, perfect for relaxing or hosting guests. A garage provides secure storage or parking, while the private driveway offers ample off-road parking.

Set within a desirable avenue location, this impressive property combines quality, space, and an enviable setting, making it an exceptional opportunity for discerning buyers.





FRONT ENTRANCE

2' 10" x 8' 08" (0.86m x 2.64m) A welcoming porch front entrance provides a practical and inviting introduction to the home, opening into a spacious downstairs hallway. The hallway offers a central point of access to all ground floor rooms, creating a well-organised and flowing layout that enhances both everyday living and entertaining.

HALLWAY

5' 09" x 15' 11" (1.75m x 4.85m) The spacious hallway features neutral décor and a central heating radiator, creating a bright and welcoming space. It provides convenient access to all downstairs rooms and houses the stairway leading to the first floor, offering a practical and well-laid-out central hub for the home.



LIVING ROOM

15' 11" x 11' 11" (4.85m x 3.63m) The elegant living room is beautifully presented with neutral décor, creating a light and inviting space. A central heating radiator ensures comfort, while a charming fireplace provides a focal point. The canted bay window allows natural light to flood the room, enhancing the sense of space and warmth.

DINING ROOM

13' 01" x 11' 11" (3.99m x 3.63m) The inviting dining room is presented in neutral décor, creating a versatile and welcoming space for meals and entertaining. A fireplace adds character, while a shelf storage and display cupboard provides practical storage and a stylish feature. Patio doors open directly onto the garden, seamlessly connecting indoor and outdoor living and filling the room with natural light.



KITCHEN

5' 07" x 8' 11" (1.7m x 2.72m) The well-appointed kitchen combines style and functionality, featuring a window to the side that fills the space with natural light. Equipped with a gas hob and extractor fan, it is perfect for everyday cooking. Wooden cabinets offer ample storage and add a warm, timeless feel to this practical and welcoming kitchen.





BATHROOM

9' 07" x 5' 05" (2.92m x 1.65m) The family bathroom is practical and well-appointed, featuring a bath, toilet, and hand wash basin. A heated towel rail adds comfort and convenience, while built-in storage cupboards provide ample space for toiletries and essentials. Simple, functional, and thoughtfully laid out for everyday use.

BEDROOM 1

12' 10" x 11' 11" (3.91m x 3.63m) The main bedroom is a spacious and inviting retreat, finished in neutral décor that complements any style. A window to the rear fills the room with natural light, while a central heating radiator ensures comfort throughout the year.



BEDROOM 2

12' 01" x 9' 04" (3.68m x 2.84m) A well-proportioned second bedroom featuring built-in wardrobes and additional storage, offering excellent practicality without compromising on space. The room benefits from central heating, a front-facing window allowing for good natural light, and a neutral décor throughout, providing a versatile and comfortable setting suitable for a range of uses.

BEDROOM 3

7' 02" x 7' 01" (2.18m x 2.16m) A neatly presented third bedroom offering a versatile space suitable for a child's room, home office, or guest accommodation. The room features neutral décor, a front-facing window allowing natural light, and a central heating radiator, creating a comfortable and practical environment.



EXTERIOR

Step outside to a beautifully landscaped exterior that perfectly balances style and functionality. At the front, a charming garden creates a welcoming first impression, flowing gracefully around the side of the property and continuing to the rear. Expansive grassed areas provide plenty of space for outdoor activities, while a private driveway offers convenient off-street parking.



The rear garden combines practicality with visual appeal, featuring a thoughtfully designed pebbled section ideal for low-maintenance living, relaxing, or entertaining.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		