



**Fetlock Drive, Bradford, BD2 3FH**

**welcome to**

**Fetlock Drive, Bradford**

Attractive 4 bed home on a corner plot with a secluded rear garden. Features a large kitchen/dining space, stylish lounge with patio doors, snug/cinema room, ensuite, family bathroom, downstairs WC, large garage used as a gym, driveway and ample street parking.



## Property Information

Set on a generous corner plot in this Barrats home development, the Bridleways, Eccleshill, is this elegant four bedroom house which offers a refined blend of space, privacy and contemporary comfort. The property benefits from double glazing and gas central heating throughout. Thoughtfully designed for modern family living, the home welcomes you with a bright hallway featuring two storage cupboards and a convenient downstairs WC. At the heart of the property lies a large light filled kitchen/dining room, offering an exceptional space for both everyday living and entertaining. The dual aspect lounge to the front of the property provides a sophisticated yet inviting setting, with a front window and patio doors that open directly onto the rear garden, creating a seamless transition between indoor and outdoor living. A further highlight of the ground floor is the dedicated snug/cinema room - an intimate, versatile retreat currently arranged with a projector, perfect for film nights, gaming or relaxed evenings.

Upstairs, the property continues to impress with four well proportioned bedrooms. The principal bedroom enjoys the luxury of its own ensuite shower room, while a stylish family bathroom serves the remaining rooms. There is also access to a loft space, offering additional storage potential or loft conversion. The rear garden is a true sanctuary - wonderfully private and not overlooked, providing a tranquil backdrop for outdoor dining, relaxation or children's play.

Combining generous accommodation, modern features and exceptional privacy, this beautifully presented home offers an outstanding opportunity for families seeking a property with both presence and practicality. This is a ready-to-move into family home!

## Hallway

The property opens into a bright hallway, finished with contemporary laminate flooring and spotlights. Two generous storage cupboards offer excellent practicality, while doors lead to the lounge, snug/cinema room and kitchen. A modern downstairs WC is conveniently positioned off the hallway, and carpeted stairs rise to the first floor.

## Lounge

10' 9" x 9' 8" ( 3.28m x 2.95m )

The lounge is an inviting space, enhanced by its dual aspect design with a window to the front and elegant patio doors opening directly onto the rear garden. This creates a beautiful flow

of natural light throughout the day and a seamless connection to outdoor living.

## Snug

16' 9" x 10' ( 5.11m x 3.05m )

The dual aspect snug offers an intimate and versatile second living space, thoughtfully designed for relaxation. Currently arranged as a cinema room with a projector, it provides the perfect setting for film nights, gaming or quiet evenings away from the main living area.

## Wc

The downstairs WC features a toilet, wash basin and a heated towel rail. Positioned just off the hallway, it offers both style and convenience, enhancing the practicality of the ground floor layout.

## Kitchen Diner

15' 10" x 15' ( 4.83m x 4.57m )

The kitchen diner features modern wall and base units with worktops, a stainless-steel sink and drainer, integrated oven, gas hob and extractor fan, with double-glazed windows to the rear and side, double doors opening to the rear garden, spotlights, feature pendant lights, laminate flooring, and a radiator, creating a bright and stylish cooking and dining space.

## Landing

The landing provides a calm and spacious transition to the first floor rooms. Its open layout enhances the sense of flow throughout the upper level, creating a welcoming approach to each bedroom and bathroom. There is access to the loft for additional storage.

## Bedroom One

13' 2" x 10' ( 4.01m x 3.05m )

Bedroom One features fitted wardrobes, dual aspect windows to rear and side of property.

## Ensuite

The ensuite features a tiled walk-in shower, WC, wash basin, a heated towel rail and laminate flooring for a modern, practical finish.

## Bedroom Two

12' 10" x 8' 7" ( 3.91m x 2.62m )

Bedroom Two includes dual aspect windows to rear and side of

property and fitted wardrobes.

## Bedroom Three

11' 10" x 9' ( 3.61m x 2.74m )

Bedroom Three offers fitted wardrobes.

## Bedroom Four

7' 3" x 7' 3" ( 2.21m x 2.21m )

Single Bedroom is currently used as a guest bedroom with a sofa bed. Offers excellent flexibility for use as a nursery or office.

## Family Bathroom

The contemporary family bathroom is finished to a high standard, featuring a modern three piece suite with a sleek shower over bath and a stylish folding glass shower screen for added practicality.

## Garden

The rear garden offers gated access, a lawned area and walled borders, creating a private and secure outdoor space. Wonderfully private and not overlooked, offering a tranquil outdoor sanctuary. Ideal for dining, entertaining or children's play, it provides a peaceful backdrop to everyday life. The generous corner plot enhances the sense of space.

## Front Garden

The property enjoys an attractive open plan front garden, thoughtfully landscaped with established shrubs and neat hedging that enhance kerb appeal. A welcoming approach to the property!

## Garage

The property benefits from a larger than average single garage, offering excellent versatility. Currently used as a home gym and additional storage space, it provides generous room for equipment, shelving or hobby use while still accommodating practical household needs. Its size and flexibility make it a valuable extension of the home.

## Parking

Garage and driveway are located to the rear of the property, providing convenient off-street parking. In addition, there is ample on-street parking available directly outside the property for residents, and there is also allocated visitor parking available. The property further benefits from an electric vehicle charging point, offering added convenience for EV owners.



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## Fetlock Drive, Bradford

- Attractive four bedroom family home on a generous corner plot
- Secluded, non overlooked rear garden offering privacy
- Large modern kitchen/dining room ideal for entertaining
- Driveway & ample street parking
- Loft space providing additional storage/conversion potential

Tenure: Freehold

EPC Rating: B

Council Tax Band: E

offers over

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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