

10 Maydal Drive,  
Woolley Grange S75 5GN

OFFERS IN THE REGION OF  
£265,000



OFFERING TASTEFUL AND THOUGHFULLY DESIGNED LIVING ACCOMMODATION OVER THREE FLOORS THIS BEAUTIFUL STONE BUILT, FOUR BEDROOM FAMILY HOME BOASTS OPEN PLAN DINING KITCHEN, ENCLOSED REAR GARDEN AND OFF ROAD PARKING. EPC: C

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 15'3" max x 3'8" approx**

You enter the property through a upvc door into this welcoming entrance hall that has an abundance of space to remove outdoor clothing and footwear. Stairs ascend to the first floor landing and the space is decorated neutrally with oak effect laminate flooring underfoot. Doors that lead through to the downstairs w.c, dining kitchen and family room.

### **DOWNSTAIRS W.C. 7'2" approx x 2'9" approx**

This useful w.c is located on the ground floor and comprises of a white two piece suite including a closet pedestal hand wash basin and a low rise w.c. Mosaic beige tiles provide a splash back for the hand wash basin which complement the stylish decor. There is a central ceiling light, wood effect vinyl flooring and a door leads to the entrance hallway.

### **DINING KITCHEN 16'4" max x 15'5" max**

This impressive open plan dining kitchen is fitted with a range of wood effect wall and base units with a complementary dark laminate worktop. There is a homely feel to this space which really makes it the heart of this beautiful home. Appliances within the kitchen include a stainless steel sink and drainer with chrome mixer tap over, a double oven with a four ring gas hob and a hood extractor fan over along with an integrated dishwasher. The kitchen then has space and plumbing for a fridge freezer and washing machine. There is ample space for a dining table and chairs and patio doors provide this room with lots of natural light and open up the garden to extend the space for entertaining and social gatherings alike. There is a mixture of spot and pendant lighting which adds to the ambience within this room along with open access to the family room, really creating a spacious feel throughout. There is a cupboard utilising the space under the stairs which creates excellent storage for household items and a door leads through to the entrance hallway.



### **FAMILY/ RECEPTION ROOM 9'1" approx 14'4" max**

This well presented reception room has a fabulous open feel and is a brilliant extension to the dining kitchen space. There is ample space for freestanding furniture and this room can be versatile in its use; it would make an excellent formal dining room if desired or a childrens playroom. A lovely bay window allows natural light to filter through and provides a pleasant outlook over the quiet cul-de-sac and green land opposite. Benefiting from neutral decor, there is pendant lighting and the oak effect laminate flooring flows through from the entrance hallway and dining kitchen.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing that has pendant lighting and grey carpet underfoot. Doors lead through to the lounge, master bedroom and jack and jill en-suite. A staircase continues to take you to the second floor landing.

### **LOUNGE 14'2" max x 16'4" max (l shaped)**

This beautifully presented living room is located at the front of the property and boasts two upvc windows which allow natural light to fill the room and provides a pretty outlook over nearby treetops. Having been stylishly decorated, this room has ample space for large living room furniture and is completed with sumptuous mink coloured carpet underfoot and pendant lighting. A door leads through to the first floor landing.



**MASTER BEDROOM 16'5" approx x 9'7" approx**

Located on the first floor and to the rear of the property is this impressive master bedroom. Patio doors with a Juliette balcony and a rear facing window fill the room with light and look out over neighbouring rooftops and surrounding trees. There is space for multiple pieces of bedroom furniture and walnut effect laminate flooring complements the tasteful decor. Doors lead through to the second floor landing and jack and jill en-suite.



**JACK & JILL ENSUITE 5'3" approx x 9'3" max**

Benefitting from access from the master bedroom and the first floor landing, this contemporary en-suite comprises of a three piece suite including a double shower cubicle with glass door and chrome thermostatic shower, a pedestal hand wash basin with chrome mixer tap over and a low rise w.c. The en-suite is partially tiled with beautiful earth stone wall tiles and a decorative mosaic border which contrasts with complementary vinyl flooring. There is a central ceiling light and doors lead to the master bedroom and landing.



## **SECOND FLOOR LANDING**

Stairs ascend from the first floor landing to this generous second floor landing which has grey carpet and pendant lighting. Doors lead through to bedroom two, three, four and the house bathroom.

## **BEDROOM TWO 9'5" approx x 11'6" approx**

A well proportioned double bedroom is located on the second floor and benefits from two rear facing windows enjoying a lovely outlook over the rear garden and rooftops beyond. This room has ample space for freestanding items of furniture and is neutrally decorated. There is pendant lighting and neutral carpet underfoot. A door leads through to the second floor landing and ensuite.



### **ENSUITE 6'9" max x 4'5" approx**

This en-suite comprises of a white three piece including a double shower cubicle with glass door and chrome shower, a pedestal hand wash basin with chrome mixer tap over and a low rise w.c. The room is partially tiled with white decorative tiles which contrasts with the dark wood effect vinyl flooring. An obscured window provides natural light and a door leads through to the bedroom.



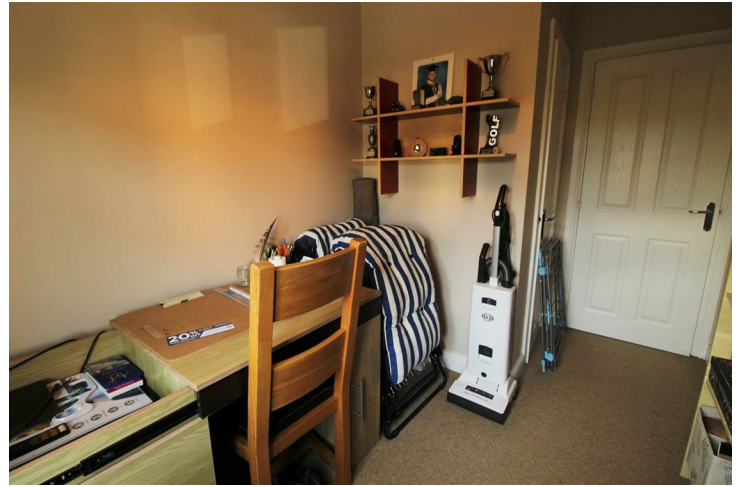
### **BEDROOM THREE 10'8" approx x 9'2" approx**

Located on the second floor and to the front of the property is this well proportioned double bedroom that is extremely versatile in its use if not required as a bedroom. Currently being used as a dressing room it would also make an excellent home office, study or hobby room. There is space for freestanding bedroom furniture, neutral carpet and pendant lighting. A window allows natural light into the room and provides a lovely far reaching view or nearby green land and beyond. A door leads to the second floor landing.



### **BEDROOM FOUR 6'9" approx x 10'9" max**

A good sized single bedroom that is located on the second floor. A front facing window enjoys a lovely far reaching outlook over nearby green land and horizon beyond. This room is currently used as a study but could easily accommodate a single bed along with other items of freestanding furniture. A storage cupboard utilising the bulk head over the stairs provides excellent storage and there is pendant lighting along with neutral carpet underfoot. A door leads through to the second floor landing.



### **HOUSE BATHROOM 7'0" approx x 5'10" approx**

Located on the second floor and to the side of the property is this traditional house bathroom which comprises of a three piece suite including a bath with white side panel, a pedestal hand wash basin with chrome mixer tap over and a low rise w.c. The bathroom is partially tiled with beige earth stone tiles and an obscured glazed window provides natural light. A cupboard provides excellent storage for linen and towels and is home of the water tank. Underfoot, wood effect vinyl completes the look and a door leads through to the second floor landing..



### **REAR GARDEN**

To the rear of the property is this enclosed garden that has been beautifully landscaped and the perfect space for entertaining. A shaped lawn is surrounded by mature plants and shrubs and stepping stones lead down to a raised deck and outdoor kitchen. The raised deck easily accommodates outdoor furniture and the bespoke outdoor kitchen comes complete with a fabulous pizza oven. To the side of the property a path and secure gate lead to the front.





### **FRONT, DRIVE AND GARAGE**

To the front of the property a well maintained lawn sits beyond a row of mature shrubs creating privacy and a welcoming entrance to the property. A path leads to the front door and continues around the side of the property to access the rear garden.

A driveway leads up to a detached garage, which has an up and over door, power and light and provides excellent storage for garden tools and equipment and together provides off road parking for two vehicles.



**AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

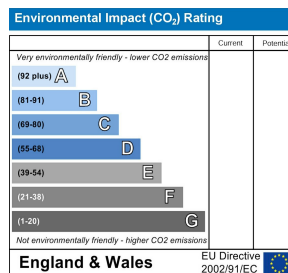
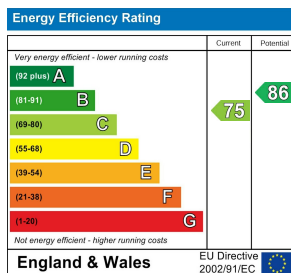
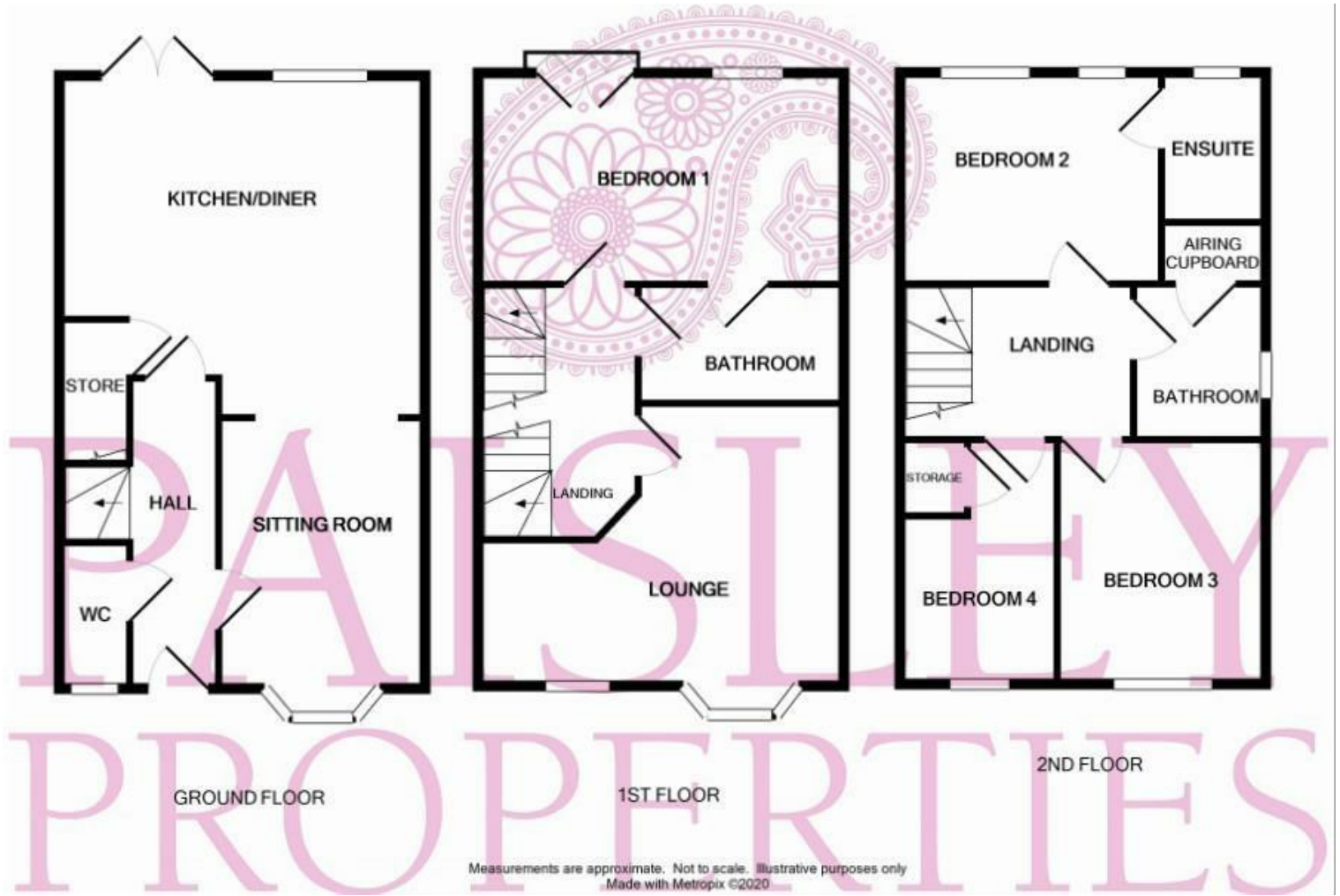
**PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

**PAISLEY MORTGAGES**

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



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