

## 4 Bedroom Detached House for Sale - £425,000

Pear Tree Park, Holme, LA6 1SD



### KEY FEATURES

- Impressive Detached Family Home
- Popular Village Location
- Open Plan Reception Rooms
- Modern Fitted Kitchen Diner
- Cloakroom/WC And Utility
- Conservatory
- Master Bedroom With En-suite
- Front And Rear Garden
- Viewings Are Highly Recommended

## Description

We are delighted to offer this truly exceptional four bedroom detached family home, located in Holme village. Credit to the current owner who has presented the property to a high standard throughout. Viewings are a must to fully appreciate what this property has to offer.

The property features an entrance hallway and two piece cloakroom/WC. Light and airy lounge with two windows to the front aspect. Open plan to the dining room and uPVC French doors which lead to the conservatory. Modern fitted kitchen diner, with fitted appliances and space for white goods. Door leading to the former garage, which has been transformed into a large utility and access to storage facility.

To the first floor are three bedrooms, with two bedrooms benefiting from fitted wardrobes. The master bedroom has a large en-suite shower room. Family bathroom with a modern three piece suite. Stairs leading to the top floor landing with storage facilities. Door leading to the second bedroom with two Velux windows. Externally the property features ample off road parking and laid lawn to the front. Enclosed rear garden with paved Indian stone patio area, laid lawn and flower beds.

Contact the office on 01524 233717 to book a viewing on this truly wonderful family home.

## Ground Floor

**Entrance Hall** - Entrance doorway and double glazed window to the side. Under stairs storage cupboard. Radiator. Laminate flooring, and coving to the ceiling. Stairs leading to the first floor landing.

**Cloakroom/WC** - Two piece suite comprising, vanity wash hand basin and low level WC. Radiator. Double glazed uPVC window to the front aspect.

**Lounge** - 12' 10" x 16' 1" (3.93m x 4.93m) Two double glazed uPVC windows to the front aspect. Electric fire with feature surround. Double radiator. Laminate flooring and coving to the ceiling. Open plan to-

**Dining Room** - 8' 0" x 10' 4" (2.46m x 3.16m) Double radiator, laminate flooring and coving to the ceiling. Double glazed uPVC French doors leading to-

**Conservatory** - 10' 8" x 9' 11" (3.27m x 3.03m) Double glazed uPVC windows and uPVC door leading to the rear garden. Tiled flooring. Electric convector heater.

**Kitchen Diner** - 7' 7" x 21' 0" (2.32m x 6.42m) Modern fitted kitchen with a range of wall and base units with contrasting work surface incorporating a one and a half sink. Double



electric oven, four ring induction hob and stainless steel extractor fan. Space for a dishwasher and fridge freezer. Double glazed uPVC window overlooking the rear garden. Double radiator. Laminate flooring and down lighting. Double glazed uPVC door to the rear garden.

**Utility Room - 8' 3" x 9' 4" (2.54m x 2.86m)** Former garage with fitted with a range of wall and base units with contrasting work surface incorporating a one and a half sink. Space for a washing machine, tumble dryer, fridge and freezer. Down lights. Door leading to the garage area.

## First Floor

**First Floor Landing -** Storage cupboard with fitted shelving. Radiator. Stairs leading to the second floor landing.

**Master Bedroom - 12' 8" x 12' 9" (3.87m x 3.91m)** Double glazed uPVC window to the front aspect. Fitted wardrobe. Radiator. Coving to the ceiling. Door leading to-

**En-suite Shower Room -** Spacious three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed window to the side aspect. Radiator.

**Bedroom Three - 11' 1" x 8' 6" (3.39m x 2.6m)** (into recess) Double glazed uPVC window to the rear aspect. Radiator. Fitted wardrobe.

**Bedroom Four - 7' 10" x 8' 7" (2.41m x 2.63m)** Double glazed uPVC window to the rear aspect. Radiator.

**Family Bathroom -** Modern three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Double radiator.

## Second Floor

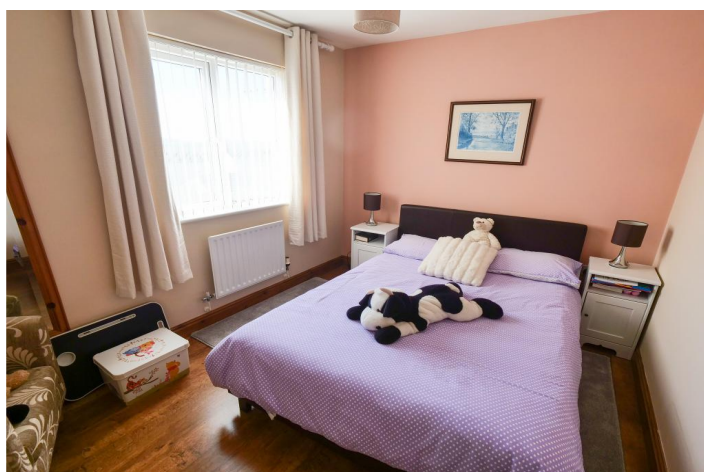
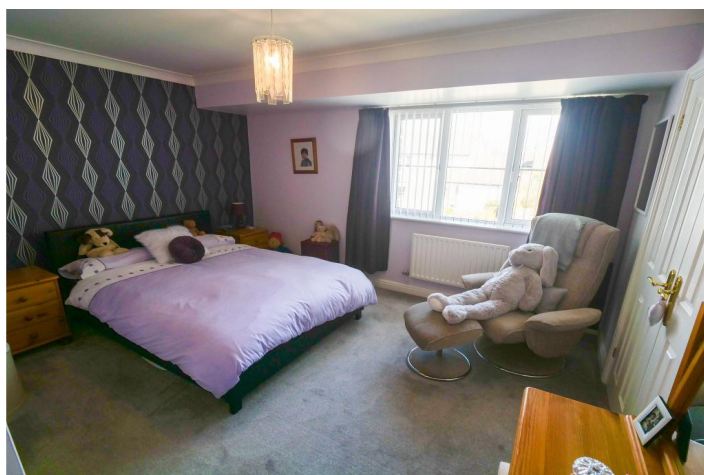
**Second Floor Landing -** Two walk-in eaves storage cupboards, with a radiator. Double glazed uPVC window to the rear aspect. Radiator. Door leading to-

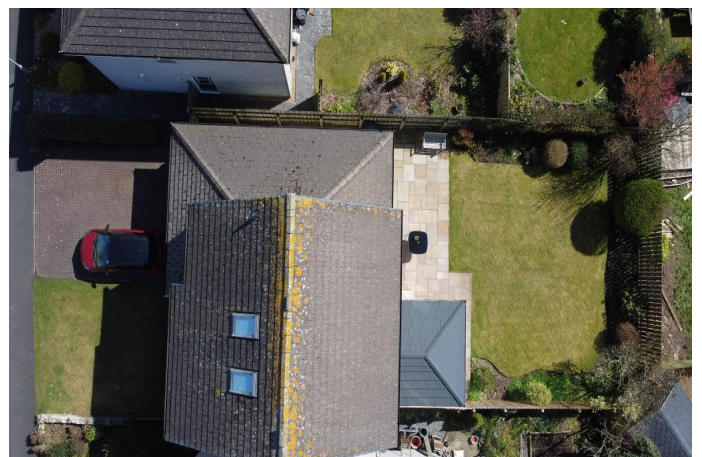
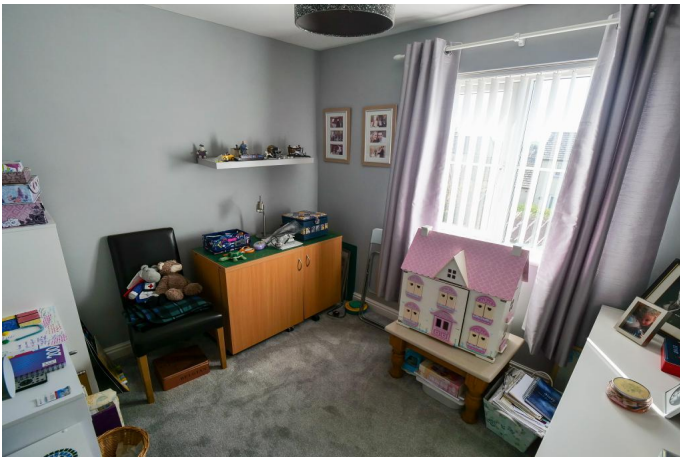
**Bedroom Two - 13' 4" x 12' 11" (4.08m x 3.95m)** Two Velux windows to the front aspect. Double radiator.

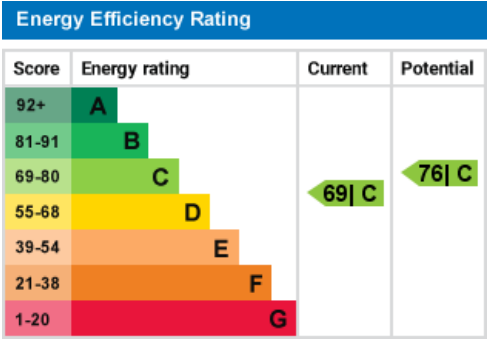
## Exterior

**External -** Block paved driveway providing ample off road parking and laid lawn garden. Enclosed rear garden with an Indian paved patio area, laid lawn, flower beds and Magnolia tree.

**Garage - 10' 11" x 9' 5" (3.34m x 2.89m)** The garage has been split by creating a storage area to the front and a utility room to the rear. Up and over, light and storage above.







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