


63 Truesdale Gardens, LANGTOFT PE6 9QQ
£440,000


*** IMMACULATED PRESENTED & BEAUTIFULLY IMPROVED *** This impressive four-bedroom detached family home offers generous living space throughout and sits on a superb plot in a sought-after location. The accommodation features a welcoming entrance hall, cloakroom, elegant dining room, spacious lounge, large conservatory, and a stylish modern kitchen/diner with adjoining utility room and access to the double garage. Upstairs boasts four well-proportioned bedrooms, including a principal bedroom with en-suite, and a contemporary family bathroom. Outside, the property enjoys a beautifully landscaped rear garden with stunning views, along with an attractive front garden and ample driveway parking leading to the double garage with electric door. EPC Energy Rating C / Council Tax Band D.

ENTRANCE HALL

Bamboo flooring, Radiator, understair cupboard, inset spotlights, coving to the ceiling and stairs to first floor accommodation.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising vanity units with inset sink and low level WC. Chrome heated towel rail, inset spotlights and coving to the ceiling. Partly tiled. UPVC double glazed window to the front.

LIVING ROOM

21' x 12' (6.40m x 3.66m) (approx.) Bamboo flooring, fireplace, two radiators, dado rail, inset spotlights and coving to the ceiling. UPVC double glazed window to the front, double glazed door to the rear with windows either side.

DINING ROOM

13' 10" x 9' (4.22m x 2.74m) (approx) Bamboo flooring, radiator, dado rail, inset spotlights and coving to the ceiling. UPVC double glazed window to the front.

CONSERVATORY

18' x 12' max (5.49m x 3.66m) (approx) 'P' shaped conservatory. Radiator, tiled floor, UPVC French doors to rear aspect and UPVC windows.

KITCHEN / DINER

17' 4" x 11' 2" max, 9' 4" min (5.28m x 3.41m, 2.84m) (Approx) Fitted with a range of eye level and base units with worktops over, with breakfast bar. Stainless steel sink with 1/2 bowl and inset drainer with swan neck mixer tap over. Integrated 3/4 dishwasher, fridge/freezer, double eye level ovens, one with dual cook mode. Five ring gas hob with extractor hood over. Inset spotlights, coving to the ceiling, tile effect flooring, radiator and two UPVC windows to the rear.

UTILITY ROOM

Fitted with a base unit with worktops over and tiled splashback, and full length cupboard. Stainless steel sink with inset drainer and mixer tap over. Space and plumbing for washing machine, dishwasher, tumble dryer and fridge / freezer. Integral door to garage. Inset spotlights, coving to the ceiling and radiator. UPVC Double glazed door and window to the rear.

LANDING

Dado rail, radiator, airing cupboard, loft access. Inset spotlights and coving to the ceiling. UPVC double glazed window to the rear.

BEDROOM ONE

12' x 11' (3.66m x 3.35m) (approx) UPVC double glazed window to the front. Built-in wardrobes, two with pull down clothes rails, drawer and dressing table unit. Inset spotlights, coving to the ceiling and radiator.


EN-SUITE

Fitted with a three piece suite comprising shower cubicle, vanity units housing sink and low level WC. Part tiled, chrome heated towel rail. Inset spotlights and coving to the ceiling. UPVC double glazed window to the front.

BEDROOM TWO

12' x 10' (3.66m x 3.05m) (approx) UPVC double glazed window to the rear, radiator, built-in wardrobes, inset spotlights and coving to the ceiling.

BEDROOM THREE

9' x 8' (2.74m x 2.44m) (approx) UPVC double glazed window to the front. Built-in wardrobe, radiator, inset spotlights and coving to the ceiling.

BEDROOM FOUR

9' x 5' 11" (2.74m x 1.80m) (approx) UPVC double glazed window to the rear, radiator, inset spotlights and coving to the ceiling.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, vanity units housing sink and low level WC. Chrome heated towel rail, extractor fan, partly tiled, inset spotlights and coving to the ceiling. UPVC double glazed window to the side.

DOUBLE GARAGE

18' x 16' (5.49m x 4.88m) (approx) Power and lighting, electric door, loft access with ladder.

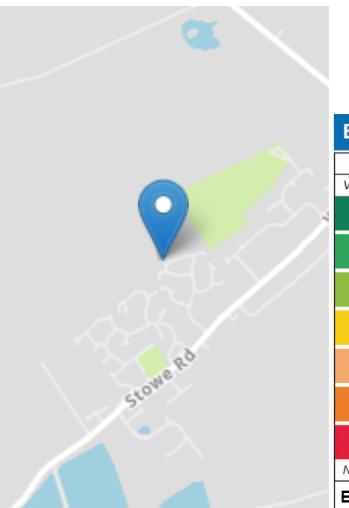
OUTSIDE

To the front of the property, a generous gravelled driveway sits before the double garage, providing ample off road parking for four cars. A block-paved pathway leads to the front door, bordered by a further gravelled area featuring mature planting, shrubs, and low-level hedging for added privacy and kerb appeal.

To the rear, the established garden offers a wonderful blend of relaxation and character. A patio area provides an ideal space for outdoor seating and dining, with gated access to the front and open fields beyond. A decked area beneath a wooden pergola, and full-size retractable awning, creates an inviting spot for entertaining, accessed directly from the living room. A charming wooden bridge crosses a pond and leads to a picturesque gazebo, perfect for enjoying the tranquil setting. Part of the garden is laid to lawn, complemented by decorative paved borders, mature trees, plants, and well-tended shrubbery. Fruit trees include three apple, two cherry, one pear, one fig and one plum plus raspberry and blackberry plants.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	80
EU Directive 2002/91/EC			