



## PLEASANT DRIVE DAVYHULME

OFFERS OVER

# £900,000



5 BEDROOMS



4 BATHROOMS



3 RECEPTIONS



EPC GRADE:- B



## VITALSPACE

INDEPENDENT ESTATE AGENTS





## Pleasant Drive, Davyhulme, M41 8RU

**\*\*VIDEO TOUR\*\*** - A fantastic opportunity to purchase a spacious, detached executive family home nestled on a quiet cul-de-sac just off Davyhulme Road. This property is designed to the highest specification and complimented further by a stunning open plan kitchen and an impressive master bedroom suite with dressing room and en-suite bathroom. The opulent living accommodation finished to an uncompromising specification and is one of eight recently built properties and offers tastefully presented accommodation arranged over THREE FLOORS with expansive accommodation extending to approximately 2,626 sqft including FIVE DOUBLE BEDROOMS and an integral 20ft garage. Built in 2017, this exclusive detached home is finished to an exceptionally high standard, with high quality brand fixtures and fittings, underfloor heating throughout the ground floor, 'Neff' kitchen appliances and Silestone Quartz kitchen worksurfaces. In further detail the accommodation comprises; large welcoming entrance hallway, a generously sized living room with a log burning fire, a second reception room ideal for use as a study or sitting room, a downstairs WC, a breathtaking open plan dining/kitchen/living with a central island and bi-folding doors leading out into the rear garden and a useful utility room with access into an integral garage. A wooden staircase rises to the first floor landing which provides access into four double bedrooms and a luxury three piece family bathroom. Two of the double bedrooms on the first floor level benefit from en-suite shower rooms. A further staircase provides access into an opulent master bedroom suite with an en-suite bathroom and a dressing area complete with a host of fitted bedroom furniture. Externally, this property is positioned on a large plot with gardens to both the front and rear. This stunning family home is approached via a cobble set driveway which leads up to a traditional Oak porch alongside an integral garage with an electric up and over door finished in cedar wood. To the rear, an impressive landscaped garden can be found housing a selection of plants and bushes. A large porcelain tiled patio surrounds the rear of the property and provides a suitable space for alfresco dining during those summer months and leads onto an elevated decked seating area with rendered flower beds. This property is offered for sale with the remainder of a LABC 10 year insurance backed structural warranty. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network.











## Features

- Five double bedrooms
- Detached Family home
- Stunning open plan kitchen
- 2626 Sqft (244m<sup>2</sup>)
- Master bedroom suite
- Built in 2017
- Arranged over three floors
- High specification throughout
- Landscaped rear garden
- Utility and downstairs WC

## Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? Natural slate roof tiles - 2017

How old is the boiler? gas underfloor/radiators last services 2023

When was the property last rewired? 2017 (when built)

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Relocate

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	86	91
EU Directive 2002/91/EC		
England, Scotland & Wales		

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