

Cumbrian Properties

33 Parkland Avenue, Parkland Village



Price Region £380,000

EPC-

Spacious detached property | Sought after location
1 reception room | 4 bedrooms | 2 bathrooms
Garage & driveway parking | Landscaped rear garden

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This spacious, four bedroom, two bathroom, detached property is situated in the popular Parkland Village and benefits from a landscaped rear garden, integral garage and driveway parking. The double glazed and gas central heated accommodation briefly comprises entrance hall, cloakroom, lounge, 33'4 dining kitchen with integrated appliances and two sets of French doors to the rear garden. To the first floor is a galleried landing leading to four bedrooms, master en-suite shower room and family shower room. Lawned front garden, block paved driveway, integral garage and landscaped rear garden with metal garden shed. The property is tastefully decorated and its generous size rooms make it an ideal family home. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the entrance hall.

ENTRANCE HALL (14'9 x 7'9) Wood effect laminate flooring, concealed radiator, coving to the ceiling, UPVC double glazed window to the front and staircase to the first floor. Doors to cloakroom, lounge, dining kitchen.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising WC and wash hand basin. Radiator.

LOUNGE (16'6 x 13'3) UPVC double glazed window to the front, radiator, fireplace housing a gas fire, coving to the ceiling and French doors to the dining kitchen.



LOUNGE

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DINING KITCHEN (33'4 x 12') Fitted kitchen incorporating an eye-level oven and grill, four ring induction hob with extractor hood above, integrated dishwasher, wine cooler and sink with mixer tap. Island unit incorporating breakfast bar, cupboards, wine rack and bar stools. Wood effect laminate flooring, two radiators, coving to the ceiling, UPVC double glazed windows to the rear, UPVC double glazed French doors to both sides and door to garage.



DINING KITCHEN

FIRST FLOOR

GALLERIED LANDING Velux window to the front, radiator, built-in storage cupboard housing the boiler and access to the insulated attic, with light, via pull down ladders. Doors to bedrooms and family shower room.

BEDROOM 1 (19'7 x 10'7) UPVC double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (10'3 x 4'5) Three piece suite comprising walk-in shower, wash hand basin and WC. Wood effect laminate flooring, heated towel rail and UPVC double glazed frosted window to the rear.

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EN-SUITE SHOWER ROOM

BEDROOM 2 (13'3 x 10'4) UPVC double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (13' x 12'3) UPVC double glazed window to the rear and radiator.



BEDROOM 3

BEDROOM 4 (11'9 x 9') UPVC double glazed window to the rear and radiator.

FAMILY SHOWER ROOM (9' x 7') Three piece suite comprising walk-in shower, WC and wash hand basin. Wood effect laminate flooring, built-in shelved storage cupboard, heated towel rail, UPVC double glazed frosted window to the side.

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FAMILY SHOWER ROOM

OUTSIDE Block paved drive to the front providing parking for multiple vehicles, lawned garden, gravelled borders and external sockets. Landscaped, lawned rear garden with paved patio, metal shed, outside tap and borders housing a variety of shrubs, bushes and trees.

GARAGE (18' x 10'3) Electric up and over door, light, power and water.



REAR GARDEN

EPC GRAPH TO FOLLOW

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band E.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.