Yates Close, Weldon

STUART CHARLES
ESTATE AGENTS

£340,000

Offered FOR SALE is this impressive four-bedroom detached family home which is positioned at the end of a private driveway in a peaceful and highly desirable Weldon park, surrounded by attractive open green space, countryside walks and more.

The property offers generous and well-proportioned accommodation throughout. A bright and welcoming entrance hall provides access to a separate dining room and a spacious lounge to the front.

To the rear is a large open plan modern kitchen/diner, complete with an integrated dishwasher and excellent space for family dining and entertaining. French doors open directly onto the rear garden, while a separate utility room provides space for a washing machine and tumble dryer. A convenient downstairs WC completes the ground-floor accommodation.

Upstairs, there are four good sized bedrooms. The master bedroom benefits from its own en-suite shower room, complemented by a three piece family bathroom.

Externally, the property enjoys an enclosed private low maintenance rear garden with a large pergola cover a full width patio area and this leads to a further sitting area, mature planting areas and a hardstanding area. A large detached garage has been partially converted to a games room but can be changed back by the new buyers with relative ease. Off road parking is located to the front of the garage for multiple vehicles while a

- PERFECTLY POSITIONED OVER LOOKING GREEN SPACE AT THE END OF A CUL DE SAC
- DESIRABLE LOCATION
- UTILITY ROOM AND GUEST W.C
- THREE PIECE FAMILY BATHROOM AND THREE PIECE EN-SUITE
- SEPARATE LOUNGE
- OFF ROAD PARKING WITH PARTIALLY CONVERTED GARAGE AND EXTRA HARDSTANDING FOR MULTIPLE VEHICLES
- OPEN PLAN KITCHEN/DINER
- FOUR GOOD SIZED BEDROOMS
- A SHORT WALK TO WELDON ACADEMY AND SHOPS
- WELDON HIGH STREET AND CRICKET CLUB WITHIN A SHORT WALKING DISTANCE

Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, doors to:

Lounge

13'3 x 10'9 (4.04m x 3.28m)
Double glazed window to front elevation, radiator, Tv point, telephone point.

Dining Room

10'9 x 5'10 (3.28m x 1.78m)
Double glazed window to front elevation, radiator. (Currently connected to a wash hand basin but this can be removed at request).

Kitchen/Diner

20'3 x 9'6 (6.17m x 2.90m)
Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, gas hob with extractor, electric oven, integrated dishwasher, space for free standing fridge/freezer, double glazed window to rear elevation, radiator, double glazed French doors to garden, door to:

Utility Room

Fitted to comprise base and eye level units with space for an automatic washing machine, space for tumble dryer, wall mounted boiler, radiator, double glazed door to rear elevation, door to:

Guest W.C

Fitted to comprise a two piece suite consisting of a low level wash hand basin, low level pedestal, radiator, extractor fan, double glazed window to side elevation.

First Floor Landing

Stairs rising from ground floor, double glazed window to side elevation, storage cupboard, doors to:

Bedroom One
12'9 x 11'6 (3.89m x 3.51m)
Double glazed window to rear elevation, radiator, Tv point, door to:

En-Suite
Fitted to comprise a three piece suite consisting of a mains feed shower cubicle, low level wash hand basin, low level pedestal, radiator, extractor fan, double glazed window to rear elevation.

Bedroom Two
12'9 x 11'6 (3.89m x 3.51m)
Double glazed window to front elevation, radiator.

Bedroom Three
9'10 x 9'0 (3.00m x 2.74m)
Double glazed window to front elevation, radiator.

Bedroom Four
8'3 x 7'9 (2.51m x 2.36m)
Double glazed window to front elevation, radiator.

Bathroom
Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

Outside
Front: A large hardstanding area provides off road parking for multiple vehicles and this leads to a driveway providing further parking and access to the garden and garage.

Garage: With power and lighting connected - partially

PRECIOUS
CARGO

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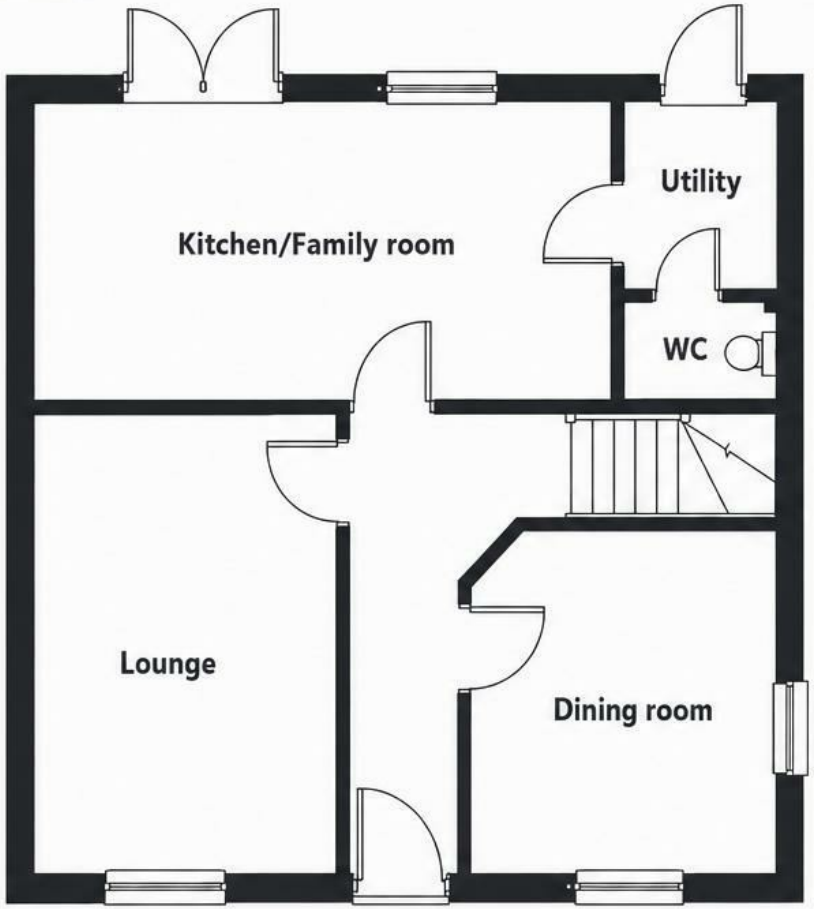
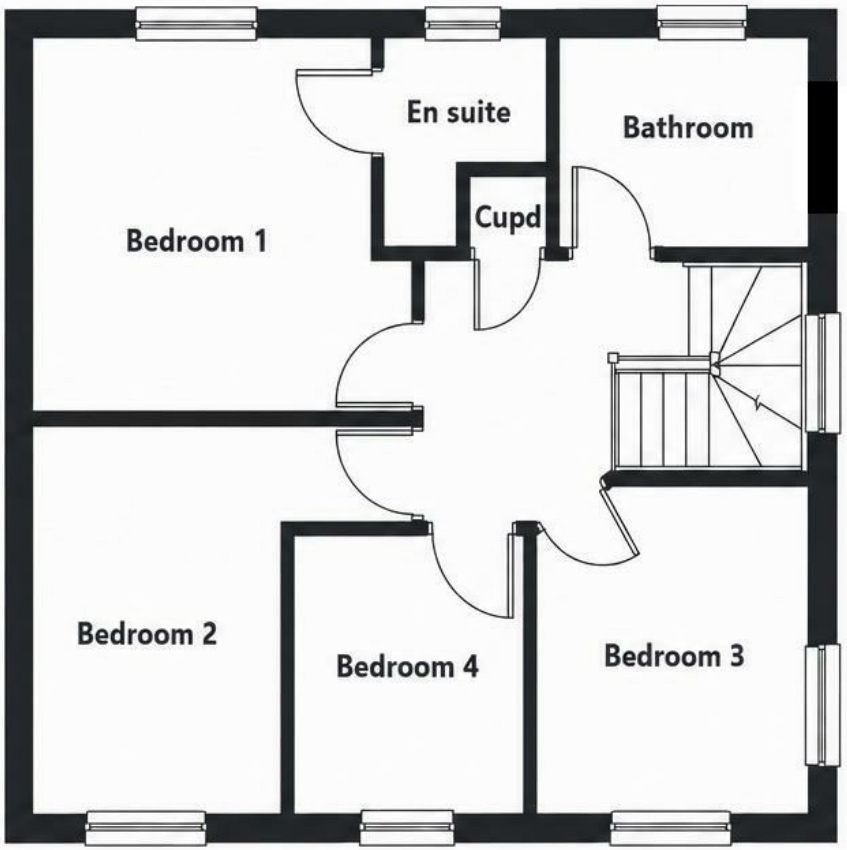
GROUND FLOOR



FIRST FLOOR



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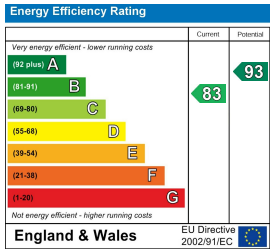
This floor plan is for illustrative purposes only.
All measurements are approximate and not to scale.

converted original door still to the front and garage can be returned with minor works.

Rear: A large patio area is covered by a pergola and this leads to a further patio area, a low maintenance garden and to a mature planting area to the rear.