

**£260,000**

**10 Elmwood Close, Blythe Bridge, ST11 9LT**



- STUNNING SEMI-DETACHED HOUSE
- THREE EXCELLENT BEDROOMS
- LOUNGE-DINING ROOM
- SECOND RECEPTION ROOM
- BEAUTIFUL NEW KITCHEN
- NEW UTILITY & WC
- MODERN BATHROOM
- PRIVATE GARDEN TO REAR
- DRIVEWAY PARKING

**EXTENDED AND BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE IN SOUGHT-AFTER BLYTHE BRIDGE ESTATE.** With three bedrooms, a spacious lounge-dining room, second reception room, beautiful new fitted kitchen, new fitted utility & guest cloakroom and stylish modern bathroom. Pretty garden to the rear and generous parking to the front. Walking distance to local high school and primary schools, local shops & with the A50 less than 5 minute's drive time away.

# 10 Elmwood Close, Blythe Bridge

## ENTRANCE HALLWAY

11'11" x 5'10" (3.63m x 1.78m)

A bright, light and spacious hallway greets you, via the UPVC front door. With wide-plank oak-effect flooring, white walls and doors leading into the two reception rooms. Further along the hallway is the door through to the kitchen. Wall mounted radiator. Stairs off to the first floor accommodation.

## LOUNGE-DINING ROOM

21'5" x 12'9" (6.53m x 3.89m)

A wonderfully spacious room, with a wider area that naturally lends itself to be the main lounge, open-plan to a section ideal for dining tables and chairs. Doorway access into the kitchen. Large UPVC double glazed window to the front of the room and sliding patio door to the rear of the room giving access to the garden and patio area. Fitted carpet, painted walls in stylish grey tones. Wall mounted radiator. Central electric fire set within hearth and surround.

## KITCHEN

11'10" x 9'7" (3.61m x 2.92m)

Simply STUNNING - a real WOW factor greets you as you enter this recently completed kitchen. With midnight-blue wall and base units in modern shaker style, with wood-effect work-tops, integrated sink and drainer, electric hob and oven beneath extractor unit. Integrated dishwasher, breakfast bar and gorgeous white-wood-effect flooring. Wall mounted modern panel radiator. Doorway through to the huge utility.

## UTILITY & GUEST CLOAKROOM

13'7" x 8'8" (4.14m x 2.64m)

A simply fantastic utility space - newly fitted base cupboards, with space for tumble dryer and washing machine. Additional space for freestanding appliances, laundry storage. Stainless steel sink and drainer. Door into large store room - wonderful area for storage of coats, shoes, tents, child's toys, etc. From the main utility room is another door through to the guest cloakroom, with newly fitted wc, wash hand basin and wall mounted radiator. Wall mounted boiler with heat-recovery-system for additional energy efficiency. UPVC double glazed frosted window. Bright, white and spacious - an enviable addition to this family home.

## SECOND RECEPTION ROOM

9'9" x 9'8" (2.97m x 2.95m)

A fabulous addition to the property is this second reception room, currently used as rather luxurious work-from-home office space, but would also be an ideal child's play room, music room or formal dining room. Could also provide a fourth bedroom. Wood-effect flooring in wide oak-coloured panels, modern wall-mounted radiator and large UPVC double glazed window overlooking the front of the property. Lots of light and beautifully presented.

## STAIRS AND LANDING

8'10" x 6'8" (2.69m x 2.03m)

Stairs up from the main entrance hallway to the first floor landing. Fitted carpet in modern dark-grey colour. UPVC double-glazed window at head of the stairs. Useful airing cupboard with shelving for laundry and fitted with radiator for additional drying efficiency. Further doors off the landing to the three bedrooms and family bathroom.

## BEDROOM ONE

12'0" x 10'3" (3.66m x 3.12m)

Master bedroom with a range of fitted wardrobes, fitted carpet, stylish decor and large UPVC double glazed window overlooking the front of the property. Wall mounted radiator.

## BEDROOM TWO

10'10" x 8'12" (3.30m x 2.74m)

Second double room with fitted carpet, wall mounted radiator, large UPVC double glazed window overlooking the rear garden area.

## BEDROOM THREE

8'6" x 6'8" (2.59m x 2.03m)

A third, single room, also beautifully presented, with fitted carpet, wall mounted radiator and UPVC double glazed window overlooking the front of the property.

## FAMILY BATHROOM


7'8" x 5'5" (2.34m x 1.65m)

A sparkling, modern bathroom comprising bath with shower above within p-shaped bath, with tiled splashback in tasteful pale-grey tiles. WC, wash hand basin set above vanity unit, heated towel rail. UPVC double glazed window.

## OUTSIDE AREAS

The property occupied a spacious plot, with driveway parking for up to three cars to the front. To the rear is a lovely garden area, with patio sections, raised planted beds and a lawn. The rear garden is nicely private with a range of shrubs and medium sized hedges.

## COUNCIL TAX BAND C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	













## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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