

£375,000

10 Merino Close, Lightwood, ST3 4TT



- FOUR BEDROOM DETACHED
- THREE RECEPTION ROOMS
- DOWNSTAIRS W/C
- THREE BATHROOMS INC. EN-SUITE
- DOWNSTAIRS BATHROOM
- DRIVEWAY PARKING
- CONSERVATORY
- UTILITY ROOM
- BOOK YOUR VIEWING NOW!

We are delighted to offer this spacious and versatile four-bedroom detached home in the sought-after area of Lightwood, offering flexible living ideal for families. The property features three reception rooms, with one easily used as a fifth bedroom, plus a bright conservatory overlooking the rear garden. There are three bathrooms, including a downstairs shower room and an en-suite to the master bedroom. All bedrooms are generously sized, and the home also benefits from off-road parking and close proximity to local schools, amenities, and transport links. A fantastic opportunity in a popular residential location!

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PORCH

1.65m x 0.41m (5'5" x 1'4")

A great addition to the front of the property to take all shoes and coats off before entering the property. uPVC door, double glazed windows, tiled flooring.

HALLWAY

4.90m x 1.87m (16'1" x 6'2")

As you enter the property, you are welcomed by a spacious hallway with access to the receptions rooms and kitchen, stairs are straight ahead. Laminate flooring throughout, central heating radiator.

RECEPTION ROOM

3.81m x 2.33m (12'6" x 7'8")

This versatile reception room offers flexible living options and can easily be transformed into a comfortable fifth bedroom. Featuring convenient access to an adjacent bathroom, it's ideal for guests, extended family, or use as a private suite. Bright and spacious, the room maintains a welcoming atmosphere while providing practical functionality. Central heating radiator, double glazed window, cupboard housing the combi boiler in here. Laminite flooring.

DOWNSTAIRS BATHROOM

2.25m x 1.09m (7'5" x 3'7")

Off the reception room, this is a practical downstairs bathroom comprising: low level w/c, sink unit, shower cubicle, towel rail. Tiled flooring and walls.

LOUNGE

5.04m x 3.25m (16'6" x 10'8")

A bright and cosy lounge with marble hearth feature fireplace, laminate flooring, double glazed window and two central heating radiators. With its seamless flow to adjoining living areas and tasteful decor, this room provides an ideal setting for both quiet evenings and social gatherings.

DINING ROOM

3.03m x 2.74m (9'11" x 8'12")

Following on from the lounge, through the double doors or separately from the kitchen - this room is used a dining room with lots of natural light flowing through from the lounge and conservatory. Laminate flooring, central heating radiator.

CONSERVATORY

2.66m x 2.58m (8'9" x 8'6")

This bright and airy conservatory offers a peaceful retreat with panoramic views of the garden, making it the perfect space to relax year-round. Flooded with natural light, the room creates a seamless connection between indoor and outdoor living. Tiled flooring, access to back garden.

KITCHEN

3.28m x 2.89m (10'9" x 9'6")

A range of base and wall units with integrated dishwasher and fridge. Composite sink, central heating radiator, double glazed window over looking the rear garden. Space for a dining table.

UTILITY

1.67m x 1.47m (5'6" x 4'10")

Perfect for keeping the washing separate! Plumbing for washing machine, space for tumble dryer or freezer. Composite sink unit, with storage space. Access to rear garden through back door.

DOWNSTAIRS W/C

1.48m x 1.05m (4'10" x 3'5")

Low level W/C, pedestal sink unit, double glazed window, tiled flooring. Central heating radiator.

STAIRS AND LANDING

Fitted carpet.

MASTER BEDROOM

4.62m x 3.31m (15'2" x 10'10")

A spacious master bedroom with the added bonus of an en-suite and fitted wardrobes! A great size master bedroom with fitted carpet, central heating radiator, extra storage cupboard, double glazed window.

EN-SUITE

1.97m into shower x 1.70m (6'6" x 5'7")

Low level W/C, pedestal sink unit, shower cubicle, vinyl flooring, double glazed window and towel rail radiator.

BEDROOM TWO

3.57m x 2.39m (11'9" x 7'10")

A good sized second bedroom with fitted wardrobes, double glazed window, fitted carpet and central heating radiator.

BEDROOM THREE

3.28m x 2.21m (10'9" x 7'3")

Another good sized third room! Benefits from a UPVC double glazed window and a central heating radiator, offering a bright and cosy environment. Fitted carpet.

BEDROOM FOUR

2.66m x 2.39m (8'9" x 7'10")

A well-proportioned bedroom featuring an central heating radiator and a UPVC double glazed window, providing a comfortable and light-filled space. Fitted carpet.

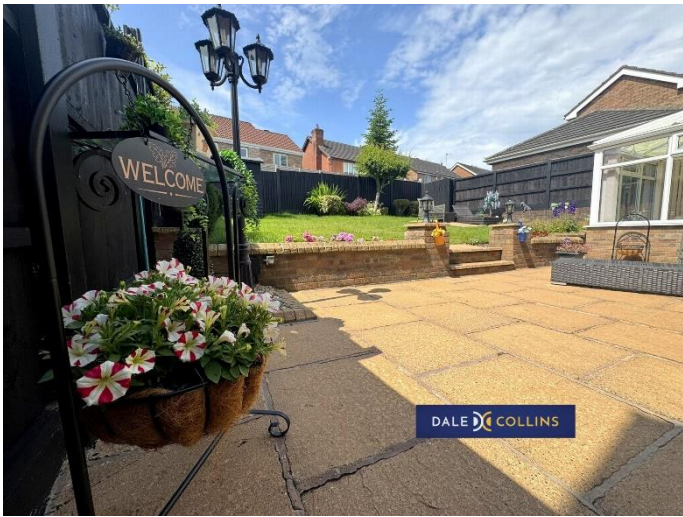
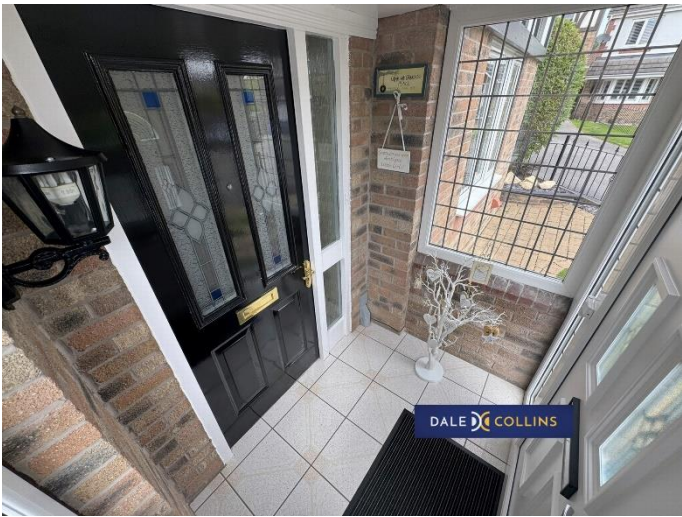
FAMILY BATHROOM

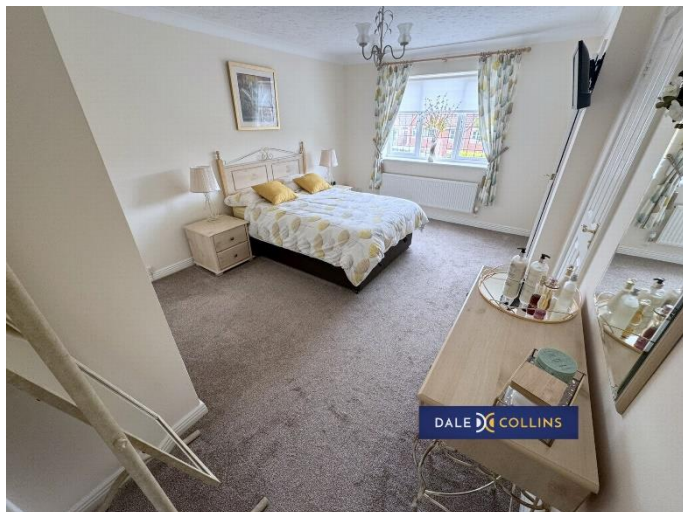
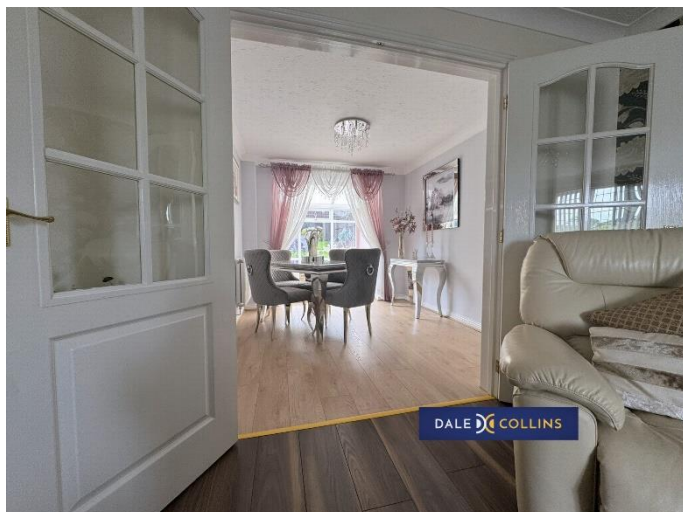
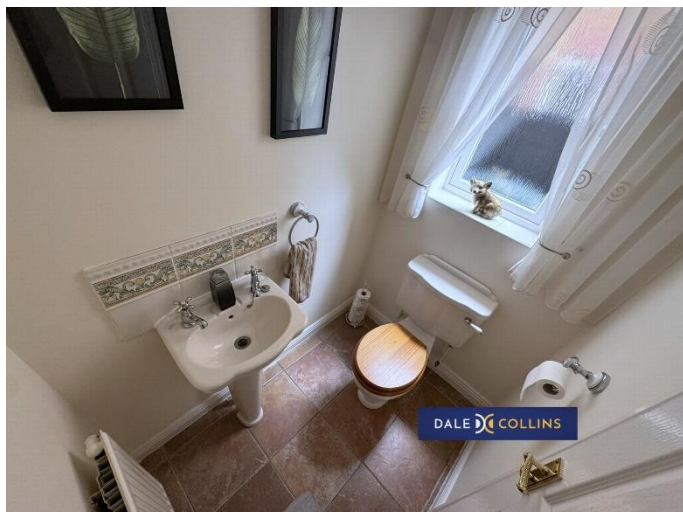
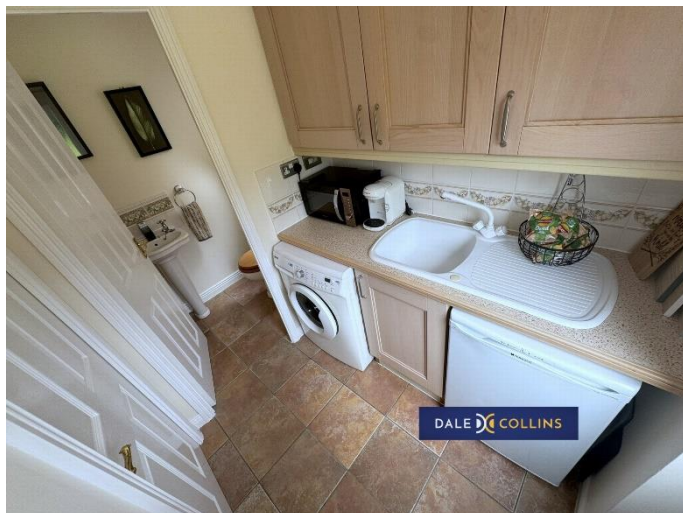
2.19m x 1.66m (7'2" x 5'5")

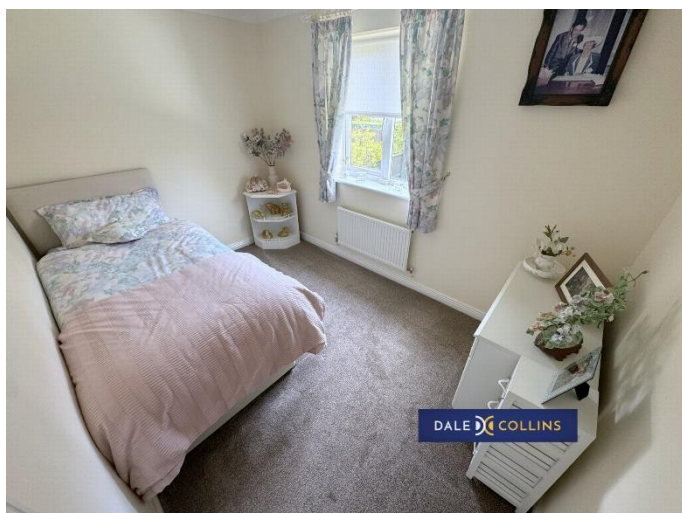
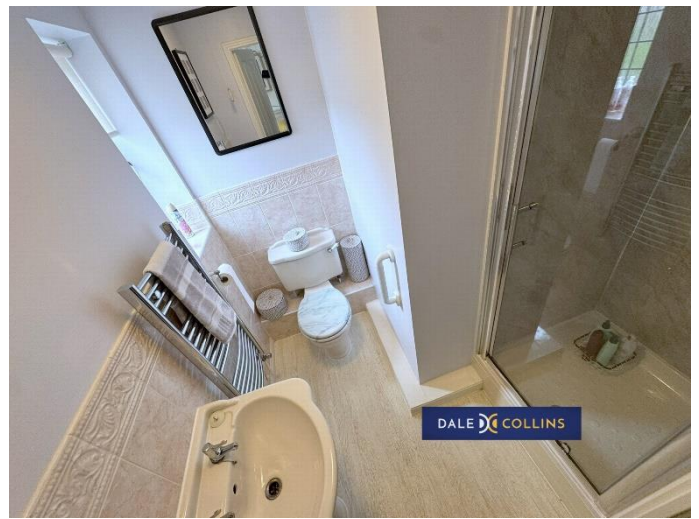
Panelled bath with shower over, pedestal wash hand basin, low level WC, uPVC double glazing, central heating radiator, vinyl flooring.

EXTERNALLY

Front driveway providing ample parking. Lovely rear garden with patio area, greenery and plants bordering the lawn. Slabbed space on the lawn to relax, small shed, fenced borders.









Location: 10 Merino Close, Lightwood, ST3 4TT



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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