

# Clydach Grove



Enviably and generous plot, with gated access

Parking for numerous vehicles and fantastic garden, ideal for entertaining

Stylish and spacious internally, delivered with quality

Stunning open-plan living/dining/kitchen space, with separate sitting room

Impressive 'Master' with dressing room and 'full bathroom' ensuite

**£349,950**



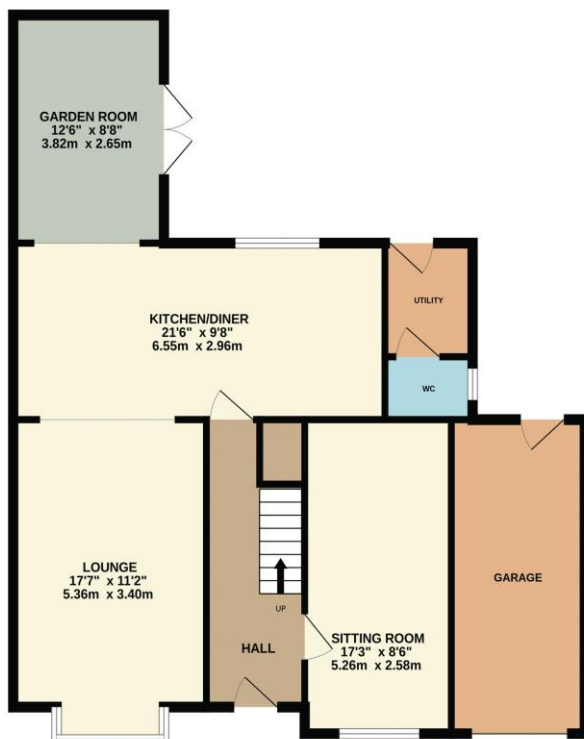
Multi-Award Wining



Much upgraded, and remodelled, whilst boasting an enviable position and plot, this especially attractive family home certainly merits closer inspection. Tucked away into a quiet corner within this lovely cul-de-sac, enjoying an extensive block-paved frontage with gated access that allows parking for numerous vehicles, and approaches the integral garage. Complimented by the fantastic rear garden, with generous patios, Astro-turf lawn and be-spoke built garden bar and outdoor entertaining area – all whilst being situated within this favoured Round Hill area, ideal for local schooling.

Internally, the ground floor accommodation is delivered to a great standard and very briefly comprises an entrance hall, sitting room/office provided by way of a professional garage conversion, stunning open-plan lounge/kitchen/diner with utility and cloakroom/WC, a stunning space which is further enhanced by being open-plan to the rear garden room. The first floor delivers four good bedrooms, 'Master' with adjoining dressing room and upgrade, 'full bathroom' ensuite. A further ensuite has been added to benefit bedrooms two and three, 'Jack & Jill' style, separate impressive family bathroom.

GROUND FLOOR  
923 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# “The Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: E

EPC Rating: C



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