



23 Carleton Avenue, Simonstone

£499,950 Freehold

FOUR DOUBLE BEDROOM FAMILY HOME IN SIMONSTONE WITH NO CHAIN!. This immaculate four bedroom home in Simonstone ticks every box for an ideal family home with impressive room sizes, fantastic layout and incredible outdoor space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Step through the entrance porch into a welcoming central hallway that gives access to a spacious lounge, complete with a charming bay window that fills the room with natural light. The generous family kitchen diner, located at the rear of the home, features sleek quartz worksurfaces and an island with breakfast bar, making it a true heart of the home. Adjacent to the kitchen diner, a separate dining room provides flexibility for entertaining or further customisation to suit your needs. The conservatory, accessed via the dining room, offers a peaceful retreat and seamless connection to the rear garden. Additional ground floor highlights include a versatile snug (part of a garage conversion) that can serve as a play room or home office, a convenient downstairs WC, a practical utility room, and an integral garage for secure storage.

Upstairs, four well-proportioned bedrooms are serviced by a family bathroom and a separate shower room, ensuring comfort and convenience for all. A converted attic room offers further potential for a home office or valuable storage space. The property is offered with no onward chain and is within walking distance of local primary schools and scenic countryside walks.

The outside space of this remarkable home is equally impressive. To the front, a driveway provides off-road parking, ensuring practicality for busy families. The rear garden is a true highlight, beautifully landscaped and designed for both relaxation and entertaining. Mature planting, well-tended lawns, and thoughtfully arranged seating areas create a tranquil setting, perfect for enjoying the outdoors. The garden enjoys open countryside views, offering a sense of privacy and space rarely found in village locations.

- Stunning Four Bedroom Family Home in Simonstone
- Incredible Landscaped Garden with Countryside Views
- Versatile Living Accommodation with Several Reception Rooms
- Family Kitchen Diner with Quartz Worksurfaces and Island Featuring Breakfast Bar
- Downstairs WC, Utility and Integral Garage
- Driveway Parking
- Walking Distance to Local Primary Schools and Countryside Walks
- No Onward Chain
- Attic Room with Potential for an Office or Useful Storage
- Family Bathroom and Separate Shower Room Servicing the Four Bedrooms



Porch

Tiled flooring, upvc double glazed windows

Hallway

Laminate flooring, panel radiator, storage cupboard

Lounge

Laminate flooring, gas fire with marble effect hearth and surround, panel radiator x 2, upvc double glazed bay window

Dining Room

Carpet flooring, stairs to first floor with glass balustrade, panel radiator, upvc double glazed French doors to conservatory

Conservatory

In white upvc double glazed windows with French doors to garden, panel radiator

WC

Two piece suite with wc and sink, tiled flooring, upvc double glazed frosted window

Kitchen Diner

Range of fitted wall and base units with contrasting granite worksurfaces, sink and drainer, integral dishwasher, integral oven and grill, integral microwave, space for American fridge freezer, kitchen island with granite breakfast bar and induction hob, space for dining table, tiled flooring, panel radiator x2, upvc double glazed windows and door to garden

Snug

Laminate flooring, fitted storage, panel radiator, upvc double glazed window

Utility

Fitted wall and base units with contrasting worksurfaces and sink, combi boiler, plumbed for washing machine and space for dryer, vinyl flooring, upvc double glazed window and door to rear garden

Landing

Carpet flooring, stairs to attic room

Bedroom 1

Carpet flooring, fitted wardrobes and bedroom furniture, panel radiator, upvc double glazed window

Bedroom 2

Carpet flooring, panel radiator, upvc double glazed window

Bedroom 3

Carpet flooring, panel radiator, upvc double glazed window

Bedroom 4

Carpet flooring, panel radiator, upvc double glazed window

Bathroom

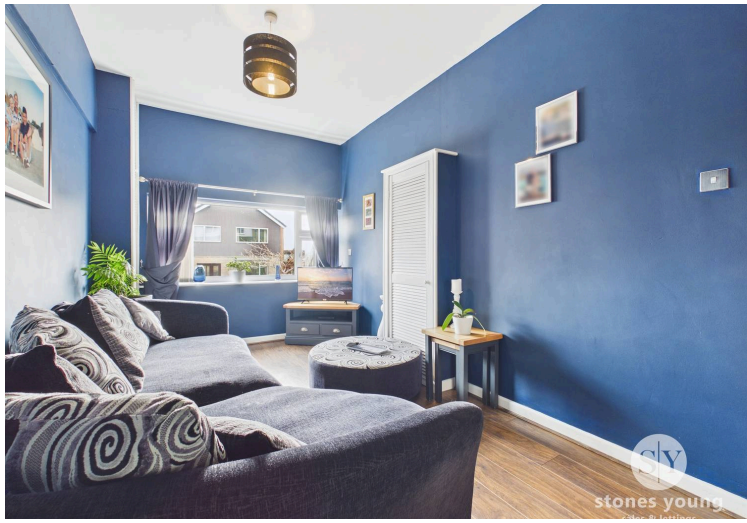
Four piece suite with bath, shower enclosure, vanity unit housing sink and wc, heated towel rail, tiled flooring, upvc double glazed frosted windows x2

Shower Room

Three piece suite with shower enclosure, sink and wc, panel radiator, tiled flooring, upvc double glazed frosted window

Attic Room

Head room to stand, eaves storage, carpet flooring, panel radiator x2, upvc double glazed window, double glazed velux window





Approximate total area⁽¹⁾
2141 ft²
Reduced headroom
24 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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