

CARINA CRESCENT, QUEENSGATE, LOW HARTBURN, TS18 3QS



- ▲ Detached House on a Great Corner Plot
- ▲ Incredibly Family Friendly Layout & Much More Spacious Than Might First be Anticipated
- ▲ Four Roomy Bedrooms & Dressing Area
- ▲ Comfortable Main Lounge, Separate Dining Room & Office/Playroom
- ▲ Master Bedroom & Bedroom Two Both Have Shower Room En-Suites
- ▲ Open Plan Kitchen Diner with Two Sets of French Doors onto the Garden
- ▲ Attractive Westerly Facing Rear Garden
- ▲ Generous Parking & Single Garage

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This meticulously kept modern style detached house with four roomy bedrooms, three bath/shower rooms, dressing room and a private west facing rear garden on a great corner plot is a genuine 'must-see!'

GROUND FLOOR

RECEPTION HALL - Composite entrance door to reception hall with feature panelled lower walls, staircase to the first floor, and single radiator.

CLOAKROOM/WC - With low level WC with hidden cistern, single radiator, wash hand basin and under stairs cupboard.

LOUNGE - 5.94m x 3.4m (19'6" x 11'2")

With double glazed window to the front aspect, two single radiators, double glazed French doors with side lights to the rear aspect and feature panelled wall.

DINING ROOM - 3.07m x 2.95m (10'1" x 9'8")

With double glazed window to the side aspect, single radiator, and double doors to the entrance hall.

SITTING ROOM/OFFICE - 2.92m x 2.62m (9'7" x 8'7")

With double glazed window to the front aspect and single radiator.



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KITCHEN DINER - 3.45m x 5.03m (11'4" x 16'6")

With two sets of double glazed French doors, double glazed window to the rear aspect and single radiator. Modern cream high gloss kitchen units with complementary worktops featuring a central island with gas hob and overhead hood, high level oven, space for fridge freezer, space for washing machine and dryer, and one and a half bowl stainless steel sink and drainer unit with mixer tap.

FIRST FLOOR

LANDING - With loft access, featuring panelling to lower walls and built-in store cupboard.

MASTER BEDROOM - 3.35m x 3.45m (11' x 11'4")

With double glazed window to the front aspect and single radiator.

DRESSING AREA - 2.36m x 1.96m (7'9" x 6'5")

With double glazed window to the rear aspect and single radiator.

EN-SUITE SHOWER ROOM - With double shower enclosure, low level WC, pedestal wash hand basin, single radiator, tiling to lower walls and splashbacks.

BEDROOM TWO - 3.53m x 3.58m (11'7" x 11'9")

With double glazed window to the side aspect and single radiator.

EN-SUITE - With double shower enclosure, low level WC, pedestal wash hand basin, single radiator, tiling to splashbacks and lower walls.

BEDROOM THREE - 3.28m x 2.46m (10'9" x 8'1")

With double glazed window to the front aspect and single radiator.

BEDROOM FOUR - 2.92m x 2.44m (9'7" x 8')

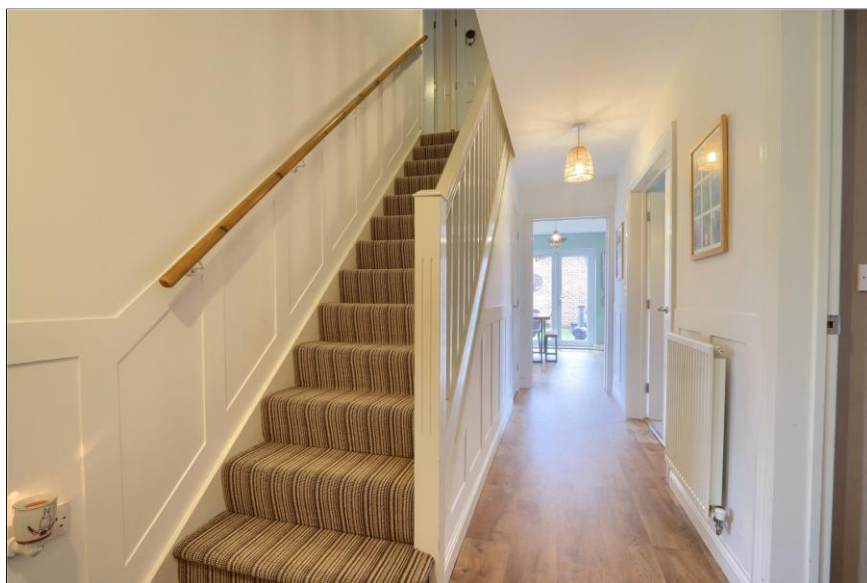
With double glazed window to the side aspect and single radiator.

FAMILY BATHROOM - With double glazed window to the front aspect, low level WC, pedestal wash hand basin, side panelled bath, single radiator and fitted shelving.

EXTERNALLY

GENEROUS PARKING, SINGLE GARAGE & WESTERLY FACING REAR GARDEN

Council Tax Band: E **Tenure:** Freehold



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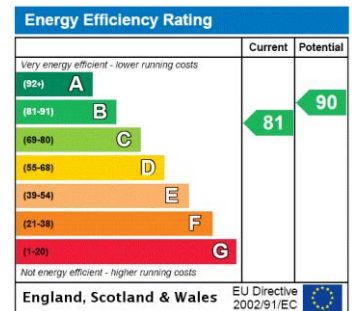
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