

44 Holly Road,  
Scissett HD8 9GT

OFFERS AROUND  
£425,000



TUCKED AWAY DOWN A QUIET CUL-DE-SAC ON THIS CHARMING RESIDENTIAL DEVELOPMENT, THIS SPECTACULAR EXTENDED FOUR/FIVE BEDROOM DETACHED FAMILY HOME HAS BEEN THOUGHTFULLY DESIGNED THROUGHOUT AND INCLUDES A LOW MAINTENANCE ENCLOSED REAR GARDEN, OFF ROAD PARKING AND CENTRAL VILLAGE LOCATION.

ENERGY RATING: C / FREEHOLD / COUNCIL TAX BAND: D

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 14'4" max x 6'0" max**

You enter the property through a part glazed composite door into this very welcoming entrance hallway which has plenty of space to remove your coats and shoes. There is practical tiled flooring underfoot and doors lead to the downstairs WC, living room, kitchen, dining room and second reception room. A spindled staircase rises to the first floor landing.

### **DOWNSTAIRS WC 2'5" max x 6'1" max**

Cleverly making use of the under-stairs space, this handy cloakroom is fitted with a low level WC and pedestal hand wash basin with mixer tap over. The room is fully tiled with attractive wall and floor tiles and a door leads to the entrance hallway.



### **LIVING DINING KITCHEN 28'2" max x 6'1"**

Having been recently extended to create this superb open plan living dining kitchen, this room really is the heart of the home and is the perfect place to make memories with your loved ones. The living area has ample space for freestanding furniture and enjoys a lovely feature chimney breast adding a splash of character to the room. To one end of the room there is space for a dining table and chairs and the entire space is finished with tiled flooring.

The galley kitchen is fitted with a range of high quality grey gloss wall and base units, grey work surfaces with matching up-stands and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven, microwave, warming drawer, five ring gas hob with extractor fan over, fridge freezer and fitted dishwasher. A breakfast bar subtly divides the kitchen from the living dining area and rear facing windows overlook the garden. Spot lights and tiled flooring complete the space perfectly, a doorway opens to the utility room, doors lead to the entrance hall and BiFold doors open onto the rear garden.

Measurements:

Kitchen area - 8.61 max x 1.87 max

Living / Dining area - 7.54 max x 4.73 max

### **UTILITY ROOM 5'2" max x 5'6" max**

Situated off the kitchen, this handy space has space/plumbing for a washing machine, tumble drier and freestanding fridge freezer. An external door leads out to the side and tiled flooring flows in from the kitchen.







**DINING ROOM 7'10" max x 10'11" max**

This wonderful separate dining room could easily accommodate a dining table and chairs if required or could alternatively make a great fifth bedroom or snug. There is a front facing window, tiled flooring and a door to the entrance hallway.





### **SECOND RECEPTION ROOM 17'8" max x 8'6" max**

Having been converted from the garage, this is another versatile space currently used as a home office / sitting room and neatly housing the property's combination boiler in the corner cupboard. The room has tiled flooring, a front facing window and a door to the entrance hallway.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing which has a cupboard housing the hot water tank and a loft hatch providing access into the loft space. Doors lead to the four bedrooms and house bathroom.

### **BEDROOM ONE 12'2" max x 11'1" max**

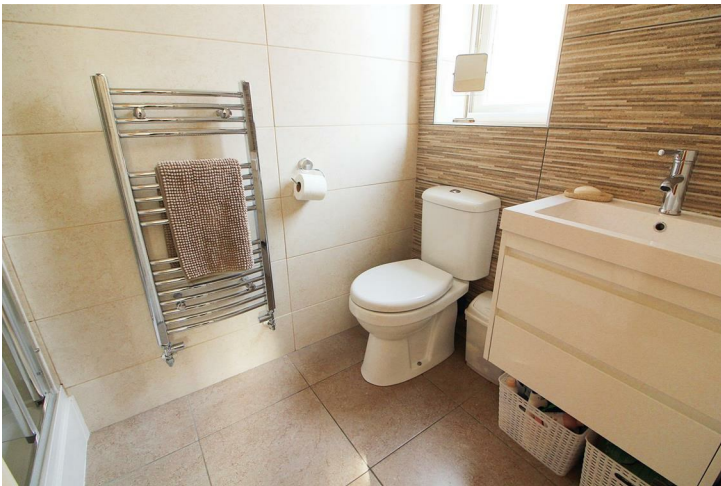
Bursting with natural light, this impressive double bedroom is tastefully decorated and has ample space for freestanding furniture. A rear facing window overlooks the river and woodland, there are two fitted cupboards to one wall and doors lead to the en-suite and landing.





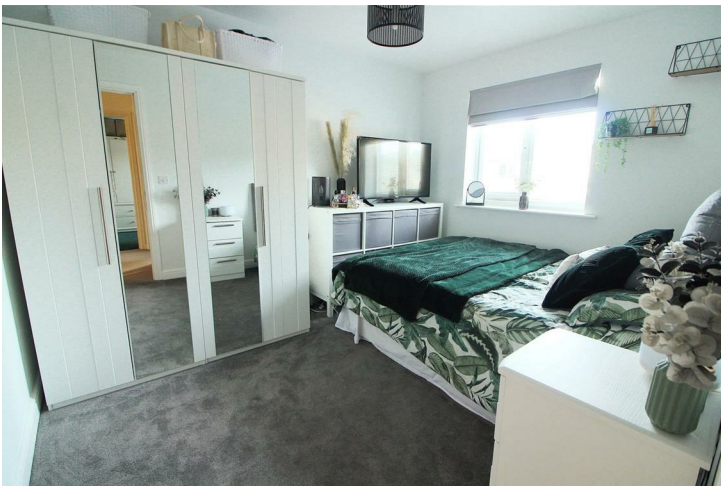
**EN-SUITE 4'7" max x 7'10" max**

Situated off the main bedroom, this stylish en-suite is fitted with a three piece white suite including a shower cubicle, low level WC and vanity hand wash basin with mixer tap over. The room is fully tiled with neutral wall tiles, there is complimentary tiled flooring and spot lights to the ceiling. There is a side facing obscure glazed window and a door leads to the bedroom.



**BEDROOM TWO 11'2" max x 9'0" max**

Another good sized double bedroom located to the rear of the property with views over the garden from its window. There is lots of space for furniture and a door leads to the landing.





**BEDROOM THREE 7'11" max x 11'2" max**

Positioned to the rear with the same views as bedroom two from its window, this good sized double bedroom is nicely decorated and has copious amounts of space for bedroom items. A door leads to the landing.



**BEDROOM FOUR 6'11" max x 8'8" max**

Currently kitted out as a walk in wardrobe, this fantastic bedroom could alternatively make a great home office, child's room or hobby room and has a front facing window with a pleasant outlook. A door leads to the landing.





### **HOUSE BATHROOM 8'0" max x 6'0" max**

Fitted with a contemporary three piece white suite including a P shaped bath with shower over, low level WC and pedestal hand wash basin with mixer tap over. The room is fully tiled with attractive grey tiles, there is tiled flooring and spot lighting. A rear facing obscure glazed window floods the room with light and a door leads to the landing.



### **FRONT AND OFF ROAD PARKING**

To the front of the property there is a small pebbled rea and off road parking for several vehicles. The property fronts onto the nearby river and trees which has a footpath to the village.



### **REAR GARDEN**

To the rear of the property there is a wonderful enclosed patio garden which is extremely low maintenance and is surrounded by pebbled shrubberies/flowerbeds which add a touch of colour. A summer house provides a lovely place to sit and relax in the warmer months and an outdoor storage facility allows the perfect place to store outdoor furniture and equipment. A gated path leads to the front.





#### **AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

#### **PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



## **PAISLEY MORTGAGES**

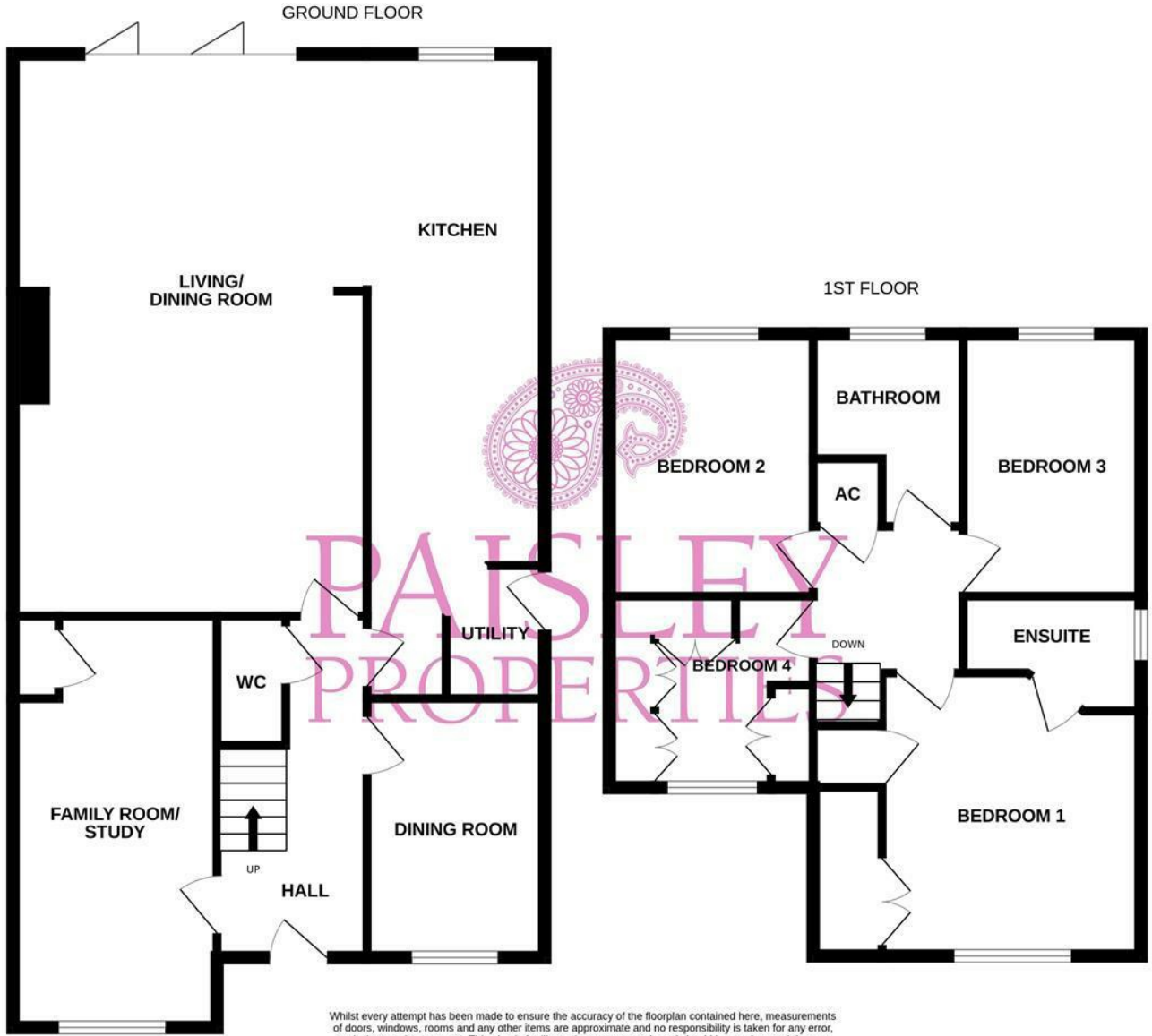
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

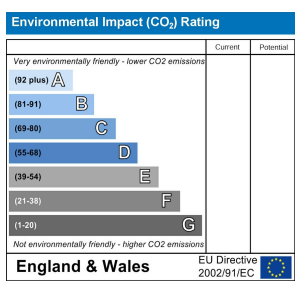
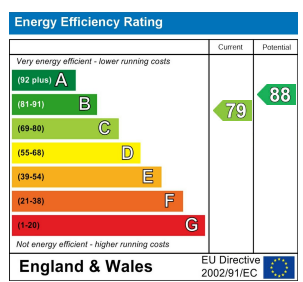
## **PAISLEY SURVEYORS**

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