

5 Mead Way,
Highburton HD8 0TG

OFFERS AROUND
£350,000



THIS EXTENDED FOUR BEDROOM DETACHED HOME ENJOYS GARDENS TO THE FRONT AND REAR, DOUBLE DRIVEWAY AND TANDEM GARAGE.

FREEHOLD / COUNCIL TAX BAND: E / ENERGY RATING: E

PAISLEY
PROPERTIES

DINING HALL 27'2" apx x 7'6" apx

You enter the property through a glazed uPVC door, with glazing to the side, into this impressive dining hall. Offering an abundance of space for a range of free standing furniture this versatile room would lend itself to multiple uses and is a really lovely way to enter the property. There is attractive exposed stone to one wall, spot lighting to the ceiling, laminate flooring to the entrance area and then carpet to the remaining section of the room. Two doors, either end of the room, lead to the inner hall.



INNER HALL 12'5" apx x 5'9" apx

Located in the centre of the property this inner hall houses the property's staircase which ascends to the first floor, has a useful understairs cupboard and doors leading to the dining hall, lounge, kitchen and downstairs shower room.

LOUNGE DINER 18'10" apx x 15'1" apx

This wonderful L shaped room, which formally was the dining and living area, is a generously sized space which offers plenty of room for sofas and chairs alongside other free standing items. There is a large front facing bay window, with deep sill, which allows in lots of natural light and provides a lovely outlook of the garden and street beyond. A wall mounted electric fire gives the room a focal point and sits above a pretty stone hearth. A part glazed door opens to the inner hall.





BREAKFAST KITCHEN 9'8" apx x 8'8" apx

Fitted with white wall and base units, roll top work surfaces, a one and a half bowl stainless steel sink and drainer with mixer tap over and tiled splashbacks, this kitchen also benefits from a breakfast bar which provides space for informal dining. There is a fitted double electric oven, four ring gas hob, extractor fan which is vented outside and space for a under counter fridge, freezer and dishwasher. The room has spot lighting to the ceiling, two rear facing windows, a part glazed stable door which leads out onto the garden and vinyl flooring. An archway leads to the inner hall.



DOWNSTAIRS SHOWER ROOM 5'8" apx x 5'7" apx

A superb upgrade to this property is the installation of a full downstairs shower room which includes a corner shower cubicle, a hand wash basin which sits upon a white vanity unit and a low level W.C. There is spot lighting, PVC panelling to the walls, an obscure glazed rear facing window and attractive vintage style radiator and towel rail. A door leads to the inner hall.

FIRST FLOOR LANDING 12'9" apx x 6'11" apx inc stairs

Stairs ascend from the inner hall to the first floor landing which has a wooden balustrade, a side facing window and doors which lead to the four bedrooms and bathroom. A ceiling hatch provides access to the loft.



MASTER BEDROOM 16'6" inc w'drobes x 14'4" apx

This exceptional master bedroom is very well proportioned and spans the full depth of the property with dual aspect windows, the front facing one boasts fantastic far reaching views. There is an attractive exposed stone feature wall and a bank of fitted wardrobes and cupboards. A glazed door opens onto a rear balcony which provides space to sit out and admire the garden. Spot lighting and a door to the landing complete the room.



BEDROOM TWO 12'11" apx x 10'0" apx

Positioned to the front of the property this good sized double bedroom, with a wall full of fitted wardrobes, is nicely decorated and has a window enjoying the same rooftop and countryside views as the master bedroom. There are spot lights to the ceiling and a door leads to the landing.



BEDROOM THREE 12'2" max x 7'11" max

This is another double bedroom, which also benefits from fitted wardrobes. There is a rear facing window overlooking the garden and a door which leads to the landing.



BEDROOM FOUR 6'10" apx x 5'8" apx

Situated to the rear of the house this single bedroom would make a wonderful child's room, nursery or home office and has a window with view of the garden. There are spot lights to the ceiling and a door leads to the landing.

BATHROOM 8'7" max x 6'5" max

Comprising of a three piece white suite including bath, pedestal hand wash basin and low level W.C the bathroom is fully clad with PVC wall panels, has spot lighting, obscure glazed side window and airing cupboard to one corner. A door leads to the landing.



UTILITY ROOM 7'6" apx x 7'1" apx

Accessed via the rear garden this separate utility room houses the property's central heating boiler and has space and plumbing for a washing machine and tumble dryer. There is also a roll top work surface and stainless steel sink and drainer. A uPVC door leads out onto the patio.

GARAGE 29'0" apx x 8'4" apx

This large tandem garage offers space for a vehicle alongside workshop/a hobby room area if desired. There is light, power heating and an up and over door.

REAR GARDEN

This is a pretty landscaped garden with flagged patio, shaped lawns with well stocked flower and shrub borders and attractive trees. The garden is fully enclosed with boundary fencing and has gates to either side providing access to the front.



FRONT GARDEN AND DRIVE

There is a double driveway to the front of the property which leads to the garage. To the side of the drive is a lawned garden.

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 MORTGAGES

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

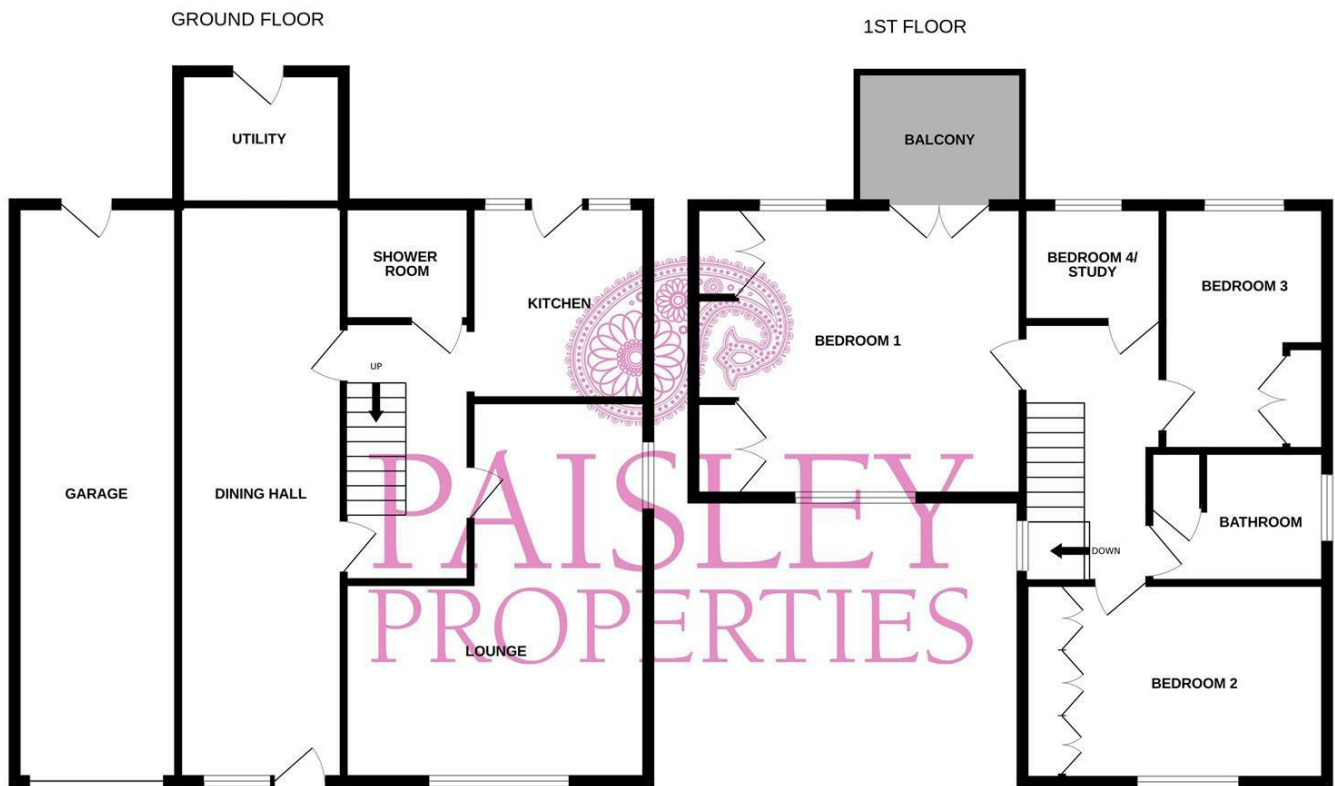
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

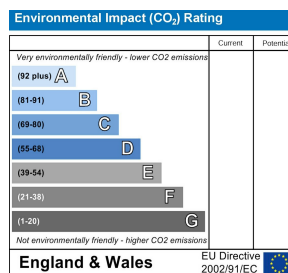
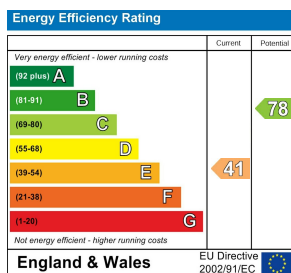
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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 of efficiency can be given.
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