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NAB LANE, SHIPLEY, BD18 4HB

Occupying a large and private corner plot is this impressive four bedroom detached property situated in this very desirable location of Nab Wood. This well presented family home has fantastic living space along with spacious bedrooms and is certainly one for the viewing list.

Asking Price £325,000

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Nab Lane offers families excellent living space along with a great sense of privacy. Entrance to the property is via electric gates which leads to a spacious drive which benefits from being surrounded by mature gardens to all sides. Briefly comprising; - entrance porch, grand entrance hall, W.C cloakroom, living room, sitting room, sun room, dining kitchen, utility room, office. To the first floor via a spacious landing area are four good size bedrooms and a four piece bathroom suite. Nab Lane is an ideal home for those wanting fantastic living accommodation alongside outside space and viewing is essential to appreciate what it has to offer.

GROUND FLOOR

ENTRANCE PORCH

Arched entrance porch with double glazed entrance door and double glazed windows to front.

ENTRANCE HALL

Splendid entrance hall with feature window to side, double glazed entrance door, staircase leading to first floor, understairs cupboard and windows to front, two storage cupboards, laminate flooring, radiator.

WC/CLOAKROOM

Stained glass double glazed window to front, tiled walls, tiled flooring, heated towel rail, low level WC, wash hand basin.

LOUNGE 16'0" X 14'9" (4.88 X 4.50) max

Bay window to front, granite fireplace with living flame effect gas fire, telephone point, television point, wall light points, coving to ceiling, ceiling rose, radiator, window to side.

SITTING ROOM 16'0" X 11'4" (4.88 X 3.45) max

Bay window to rear, limestone fireplace with living flame effect gas fire, telephone point, television point, solid wood flooring, coving to ceiling, radiator, window to sun room.

SUN ROOM 13'9" X 7'2" (4.19 X 2.18)

Double glazed windows to front, side and rear, laminate flooring, telephone point, television point, coving to ceiling, radiator.

DINING KITCHEN 15'10" X 9'2" (4.83 X 2.79)

Fitted wall and base units, granite work surfaces, stainless steel single drainer sink unit, integrated dishwasher, space for American fridge freezer, tiled flooring, tiled splashbacks, television point, radiator, double glazed window to side and rear, under cabinet lighting to base units and wall units.

UTILITY/SECOND KITCHEN 11'9" X 9'3" (3.58 X 2.82)

Fitted wall and base units, work surfaces, sink unit, space for washing machine, space for Range cooker, extractor hood, combination boiler, double glazed window to side, door to rear, laminate flooring, radiator, access to the office.

OFFICE 12'5" X 9'3" (3.78 X 2.82)

Double glazed window to side, coving to ceiling, television and broadband points.

FIRST FLOOR

LANDING

Accessed via half return staircase, full length feature stained glass window, access to roof space, radiator.

BEDROOM ONE 16'4" X 11'2" (4.98 X 3.40) max

Bay window to front, fitted wardrobes, fitted hanging robes with top storage and centre dressing table section, further fitted dressing table to bay window, radiator.

BEDROOM TWO 16'4" X 11'2" (4.98 X 3.40) max

Bay window to rear, fitted wardrobes with centre dressing table, telephone point, television point, radiator.

BEDROOM THREE 12'6" X 8'11" (3.81 X 2.72)

Double glazed window to front, radiator.

BEDROOM FOUR 10'1" X 8'5" (3.07 X 2.57)

Double glazed window to rear, laminate flooring, radiator.

BATHROOM

White four piece suite comprising panelled bath, pedestal wash hand basin, purpose built step in shower cubicle with Mira Excel shower, low level WC, vanity unit, tiled walls, tiled flooring, double glazed window to rear, extractor fan, heated towel rail, recessed spotlights.

OUTSIDE

FRONT GARDEN

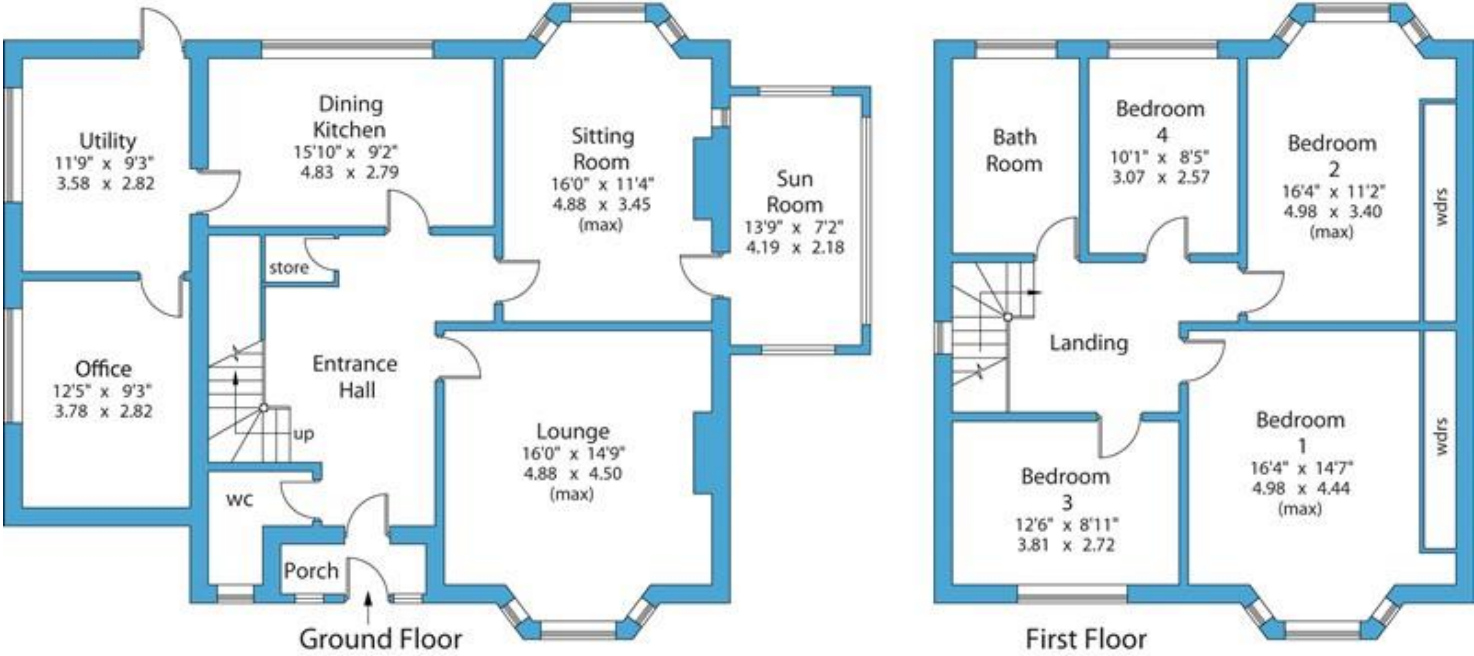
Block paved driveway with electric entry gates and intercom entry system and full CCTV coverage, mature trees with planted borders.

REAR GARDEN

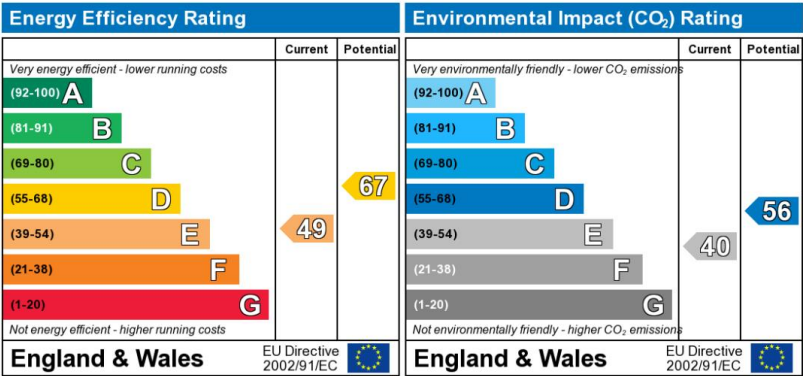
Privately enclosed to three sides offering fantastic gardens and entertaining areas, laid mainly to lawn with flower tree and shrub borders, fenced boundaries, paved patio area, garden shed, outside tap.



Approx Gross Floor Area = 2033 Sq. Feet
= 188.8 Sq. Metres



For illustrative purposes only. Not to scale.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

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