



371 Meltham Road, Netherton

Boasting incredible valley views to the rear this 3 bedroom detached home is a must to be viewed internally. The standard of the finish is high and there is generous living accommodation as well as three double bedrooms. The forty three feet long decking to the rear embraces the location and offers a superb location for entertaining and family life. In the popular village of Netherton with its highly regarded school catchment area and local amenities the property has a large dining/living kitchen, separate lounge, three bedrooms, utility space, bathroom, shower-room and a large garden. Rarely do homes of this standard and with far reaching views come to the market and is available with no onward chain.

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Accommodation



Entrance Hallway

A welcoming first impression with a double-glazed front door with a double glazed window to the side. Stairs rise to the first floor, there is useful understairs storage, inset spotlights to the ceiling. Doors lead off.

Lounge

13'8" x 11'7"

The lounge is dominated by the bay window that offers striking valley views with a log burning stove on a raised hearth located centrally in the window. To the side of the bay are French doors opening to the 43 feet long decking and there is a central heating radiator.



Dining Kitchen **23'9" x 15'2"**

For those wanting good sized family space this imposing space offers a high spec finish and again offers striking far reaching valley views. In the kitchen there are units to the high and low level, granite worktops, an integral dishwasher and fridge freezer and a free-standing AEG range oven (may be available by separate negotiation) and an extractor hood over. There's a feature wall in the dining/living area, two central heating radiators, double glazed windows to the front and rear and French doors that lead out onto the large decked area.

Side Entrance

The double glazed entrance doorway has glazing to either side, there is plumbing for an automatic washing machine, worktop over and high level units. The floor is tiled and a door leads into the dining kitchen and ground floor WC/Shower Room.



Shower Room/WC **5'9" x 6'**

With a shower, wc and vanity basin with storage below the room has a heated towel rail/radiator, it's fully tiled on the relevant wall areas, the store cupboard houses the property's gas fired central heating boiler. There is an obscure double-glazed window.



Bedroom 1 14'11" x 12'11"

Located to the rear of the property with a large double-glazed window enjoying the views the room also offers built in wardrobes and a central heating radiator.



House Bathroom 10'4" x 6'7"

Offering a three piece bathroom suite in white with a vanity basin, free standing bath with shower attachment and an extractor fan. The room has sliding access door, tiled flooring, a central heating radiator and an obscure double-glazed window.



Bedroom 2 12'10" x 10'10"

Located to the front of the property the room has built on wardrobes, a central heating radiator and a double-glazed window offering a front aspect.



Bedroom 3 13'6" x 12'

Located on the first floor the room is of good proportions with a large glazed window offering far reaching views, recessed wardrobes and drawers. The vendors use this as additional living space.

OUTSIDE



Front

Two sets of double gates give access either to the drive or parking areas. High fencing offers a high degree of privacy and there also is a personnel gate. There is established planting and tree, an outside tap and outside power and lighting. There is access to the rear of the property at either side.

Garage

Attached to the side is a single garage with folding doors and a double-glazed window.



Rear

Immediately to the rear of the property is a 43 feet long decked area offering views and entertaining space. The back garden is extensive and set on various levels from more formal lawned areas to beds, sloping ground with established trees, shrubs and planting, shed and much more.



Additional information

The property is Freehold. Energy rating 60 (Band D). Council tax band E. Our online checks show that Ultrafast Full Fibre Broadband (Fibre to the Premises FTTP) is available and could be installed. Mobile phone coverage is limited.

Viewing

By appointment with Wm Sykes & Son.

Location

From Netherton village centre proceed up Meltham Road and the property can be found on the left behind high fencing and with The Beaumont Arms on your right.



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