



7 Matthew Grove, Meltham

A rare opportunity to purchase an extended property, that now offers good sized and particularly well presented four-bedroom semi-detached accommodation, in the popular village of Meltham. This family home is sure to impress and with gardens to the front and rear and driveway parking for two cars. The property is only a few minutes' walk from Meltham's many and varied village amenities including Morrisons and much more. The L shaped dining kitchen, with a utility area, has a breakfast bar, integral appliances and open to the dining area, enjoying a rear garden aspect courtesy of the French doors and further windows. With central heating, double-glazing, some built in wardrobes and the addition of a bathroom, which has scope to be turned into a full en-suite if desired. Individual in its design, internal inspection is highly recommended to fully appreciate the standard and size of this welcoming home.

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Accommodation

GROUND FLOOR

Entrance Vestibule

Access is via a double-glazed door into the entrance vestibule. Here stairs rise to the first floor, and doors give access to the left and right.



Lounge

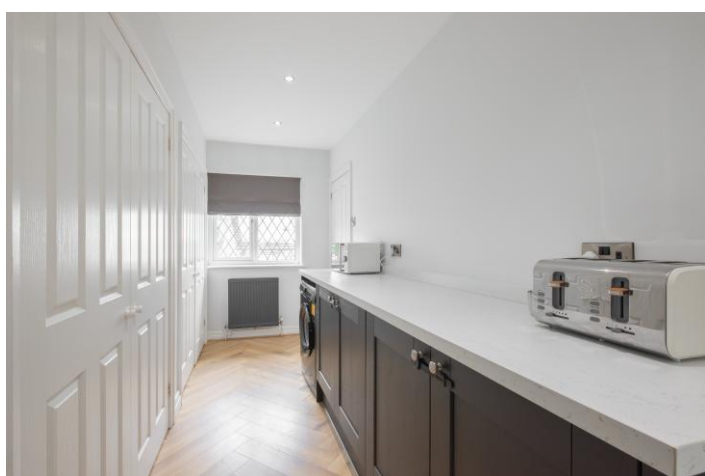
15' 5" x 12' 3" max

The lounge has a period style inset fire surround set upon a raised tiled hearth with a timber mantle. There is a central heating radiator and a double-glazed bow window to the front. Access is gained from the entrance vestibule, and a door gives access through to the dining kitchen.



Dining Kitchen





Dining Kitchen

24' 6" x 22' 5" overall max

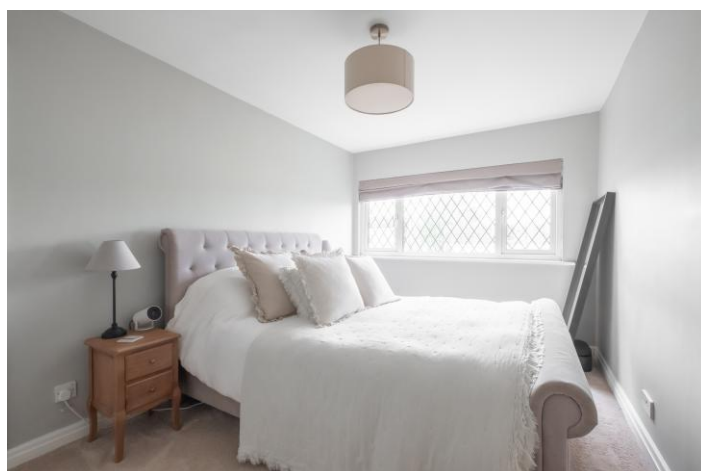
This L shaped room is broadly split into two areas, with a utility area opening through from the entrance vestibule, and into the dining kitchen from the lounge. The utility area offers a high degree of storage, including two sets of twin doors giving extra storage, one of which houses the gas fired central heating boiler. There are units to the low level and plumbing for an automatic washing machine. To the front there is a double-glazed window and central heating radiator, and the timber style flooring runs from the entrance vestibule through into the dining kitchen. The kitchen area comprises of units to the high and low level with a one and half bowl sink unit with a mixer tap over, an integral electric oven and gas hob with an extractor hood over. There is an integral fridge freezer and dishwasher. The kitchen area benefits from a twin aspect, with one window being obscured glazed, spotlights to the ceiling run through the kitchen area into the utility area and through into the dining area. Here there is under stairs storage and the separating kitchen units offer a breakfast bar facility. The good-sized dining area has a central heating radiator, glazed French doors and an additional half glazed door with side window giving access and views of the property's rear garden, and allows a high degree of natural light.

FIRST FLOOR



Landing

The first-floor landing is home to the property's main loft access point, there is a particularly deep bulkhead storage cupboard, inset spotlights to the ceiling and doors lead off.



Bedroom 1

13' 6" x 8' 11"

This double bedroom is located to the front of the property. There is a central heating radiator and leaded double-glazed window, which allows views over Matthew Grove and neighbouring rooftops towards the hills.



Bedroom 2 **11' x 8' 11"**

Another double bedroom located to the rear of the property with a central heating radiator and double-glazed window.



Bedroom 4 **10' 1" x 6' 4" max and including wardrobes**

The smallest of the bedrooms but still of decent proportion, with built-in wardrobes to one wall, central heating radiator and an obscure double-glazed window. There are inset spotlights to the ceiling, loft access point and open doorway gives access through to the bathroom.



Bedroom 3 **12' 5" x 9' 5" max**

A good-sized bedroom with two double-glazed windows allowing a front aspect. Here there is useful additional bulkhead storage over the stairs and a central heating radiator.



Bathroom **6' 4" x 5'**

The bathroom is purely home to a bath. Here there is panelling to half height to three walls, a double-glazed window and inset spotlights to the ceiling. The floor is tiled and there is a central heating radiator. Buyers may consider changing this room into an en-suite.



Shower Room 6' 4" x 6' 1"

Comprising of a three-piece suite in white including a low-level flush WC, vanity hand wash basin and glazed shower cubicle. Here there is an extractor fan, inset spotlights to the ceiling, towel rail style central heating radiator and an obscure double-glazed window. There is tiling in the main to half height, with the exception of the shower area where it is tiled to ceiling height.

OUTSIDE



Front

Immediately to the front, there is a double width drive which offers off-road parking for two cars, and to the side there is established planting in a border, and the path leads down the side to the side gate giving access to the property's rear garden.



Rear Garden

The rear garden is an appealing space with a paved patio area. Immediately to the rear are raised planters, lawned area and a further decked area. There is a useful garden shed, outside tap and outside lighting.



Outside Rear

Please Note

The owners of the property would consider selling various items of furniture and garden furniture by separate negotiation.

Additional Information

The property is Freehold; Energy rating 68 (Band D); Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

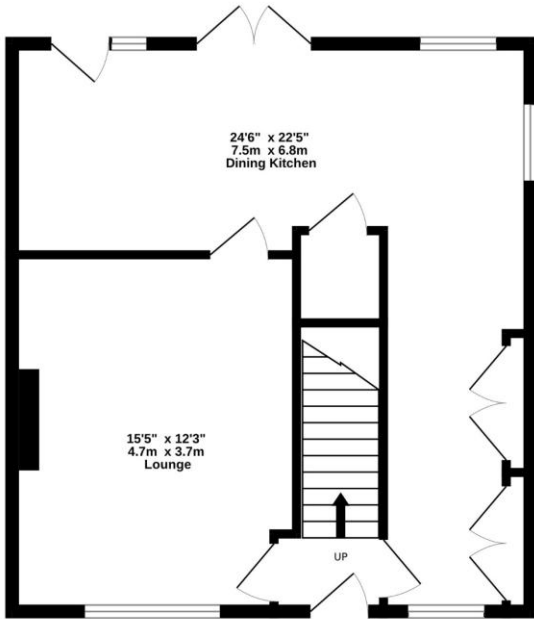
Viewing

By appointment with Wm. Sykes & Son.

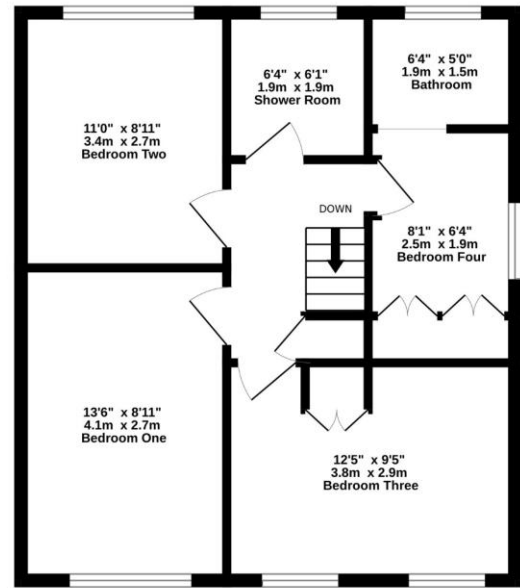
Directions

From Meltham centre turn left by the church onto Greens End Road. Proceed down and take the left onto Mill Moor Road. Turn left onto Matthew Lane and immediately right onto Matthew Grove. No. 7 is on the left.

GROUND FLOOR
 545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
 523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.2 sq.m.) approx.

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 or efficiency can be given.
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