



ALASTAIR SAVILLE
ESTATE AGENTS

Midland Close, Melling

£350,000

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STUNNING NEW BUILD DETACHED RESIDENCE, FOUR BEDROOMS WITH TWO ENSUITES, ACCOMMODATION ACROSS THREE FLOORS, LOVELY OPEN PLAN LIVING ACCOMMODATION TO THE GROUND FLOOR, ENCLOSED GARDENS, DRIVEWAY, TUCKED AWAY CUL DE SAC LOCATION. VIEWING A MUST! Having been recently completed, this detached new build property is one of the last available on this select development. Enjoying a corner plot, the property is spacious and light throughout and offers stunning accommodation for any family buyer who just wants to move in without doing a thing! Comprising entrance hallway, WC, open plan living/dining/kitchen with doors to the garden, to the first floor are three good sized bedrooms- one with an ensuite, and the family bathroom whilst to the second floor is the master bedroom with a further ensuite. Externally there is a lovely enclosed rear garden enjoying a good degree of privacy and a driveway with off road parking to the front. This is an opportunity not to be missed- be quick!

ENTRANCE HALLWAY 11' 2" x 5' 4" (3.41m x 1.63m) Composite entrance door with frosted double glazed Upvc side panel. Oak panelled doors off to various rooms. Staircase leading to the first floor landing. Laminate flooring. Radiator.

WC 5' 10" x 3' 5" (1.80m x 1.06m) Double glazed Upvc obscured window to the front. Suite comprising WC and wash hand basin set in vanity unit with storage beneath and mixer tap over. Laminate flooring. Radiator.

OPEN PLAN LOUNGE/KITCHEN/DINER 28' 11" x 20' 2" (8.82m x 6.17m) maximum measurements Double glazed Upvc picture window to the front, double glazed Upvc window to the rear and double glazed Upvc sliding patio door to the garden. Two radiators. Television point. Laminate flooring. Range of wall and base units incorporating worksurfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated four ring induction hob with extractor hood over. Integrated oven and microwave. Integrated dishwasher. Integrated fridge freezer. Space and plumbing for washing machine. Space for tumble drier. 'Navien' boiler. Television point. Under stairs cupboard.

FIRST FLOOR LANDING 7' 5" x 7' 1" (2.28m x 2.16m) Oak panelled



- Detached Executive New Build Family Home
- Lovely Open Plan Living/ Diner/ Kitchen
- Accommodation Across Three Floors
- No Onward Chain
- Four Bedrooms (Two With Ensuites)
- Tucked Away Small Development
- Enclosed Gardens And Driveway
- EPC Rating- B, Council Tax Band- E

