



**HENDERSON
CONNELLAN**
ESTATE AGENTS

10 Gleneagles Road, Priors Hall Park, NN17 5GD

£367,500

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"The Art of Reinvention"

This modern David Wilson Home has been updated and improved, now offering a super stylish open plan ground floor which is zoned, most of the ground floor flooring has been upgraded to Amtico while the kitchen has been refitted to include cool quartz stone work tops and the bathroom has been redressed with new tiling, taps and a radiator. The accommodation includes an entrance hall, guest WC, living room area and an airy "L" shaped kitchen/dining space. Upstairs there is a family bathroom, four bedrooms and a shower room en suite. Outside there is a driveway, west facing rear garden while the single garage has been converted into a useful garden room.

Located within the well regarded Priors Hall area which offers excellent local amenities and good schooling options.

Built by David Wilson Homes this detached home has been upgraded with a new kitchen, Amtico Flooring and new bathroom fittings to the principal bathroom. Also the ground floor has been altered to provide airy open plan living space.

The accommodation comprises entrance hall with stairs rising to the first floor landing, there is a guest WC situated off the hall.

The stylish kitchen is fitted with a range of wall, base level and drawer units with stone quartz work surfaces incorporating an under counter sink with black mixer tap and herringbone ceramic tiled wall surrounds. There is an integrated range of appliances including a double eye line oven, gas hob, dish washer, fridge and a freezer. The dining area extends from the kitchen space and features French doors which open onto the rear garden.

The utility room is fitted with wall and base level units with work surfaces, there is plumbing for a washing machine (appliance not included) and there is a wall mounted boiler. A door opens onto the side driveway.

The living room offers a comfortable space to relax and is open plan to the dining area.

From the first floor landing there are four bedrooms, the master has been reconfigured to provide a walk in wardrobe/dressing area. There is also a shower room en suite which includes a double sized shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

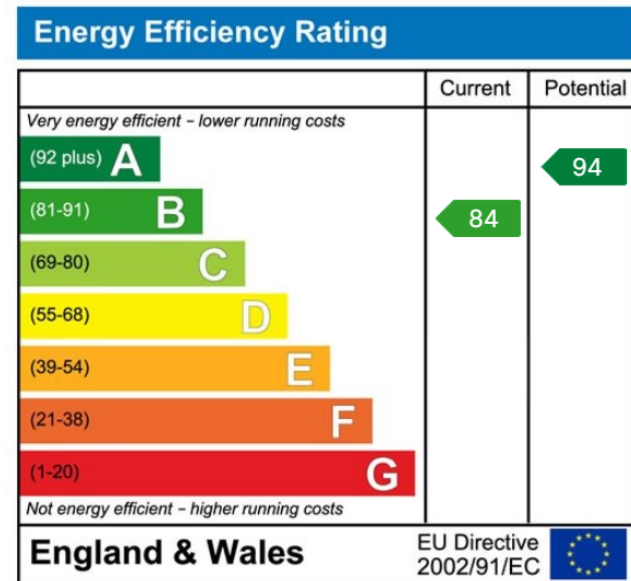
The bathroom has been redressed with stylish ceramic tiling while the taps have been upgraded with black fittings which updates the overall look of the room.

Outside the plot offers a driveway which provides parking for two cars. There is an extra parking space to the front on a gravelled area. The garage has been converted into a garden room which now features windows and French doors which open onto the rear garden. This room would make a great home office, garden room or gym. The rear garden faces west and is mainly laid to lawn benefitting from a re-laid paved patio area which features recessed lighting. There is an outside kitchen which comes with base units with work surfaces set within a timber structure with a canopy roof and a heavy duty plastic curtain which protects it from the weather, (cooking apparatus not included) There is gated access to the driveway and an outside water tap.





- Kitchen/Diner - 7.62m x 3.96m (25'0" x 13'0") (max)
- Living Room - 5.18m x 3.35m (17'0" x 11'0")
- Dressing Room - 2.13m x 1.52m (7'0" x 5'0")
- Bedroom 2 - 2.74m x 3.53m (9'0" x 11'7")
- Bedroom 4 - 3.43m x 2.03m (11'3" x 6'8")
- Utility Room - 1.93m x 1.88m (6'4" x 6'2")
- Bedroom 1 - 3.33m x 3.71m (10'11" x 12'2")
- En suite - 2.44m x 1.22m (8'0" x 4'0")
- Bedroom 3 - 2.9m x 3.1m (9'6" x 10'2") (max)
- Bathroom - 2.26m x 1.83m (7'5" x 6'0") (max)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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