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# Parwich Walk

Dodworth, S75

Prestigious 4 bed Detached Property

## FOR SALE

Offers In The Region Of  
£295,000



4



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LARGE  
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*Stunning views, executive accommodation, prestigious location. Four bedroom detached property with detached garage, contemporary kitchen diner, spacious lounge, separate utility and four bedrooms. Located in the desirable Dodworth area boasting excellent local amenities including Library, Schools and an array of restaurants and also doorstep commuter links. This well presented property demands an internal inspection to be fully appreciated.*

### **Entrance Hallway**

A grand entrance hallway welcomes you into this family home with stairs rising to the first floor landing, door leading through to the cloakroom/WC, door through to the kitchen and door through to the lounge. The hallway features a central heating radiator and is tastefully appointed and presented.

### **Cloakroom/WC**

A two piece suite in white comprising a low flush WC and vanity wash hand basin. There is complimentary part tiling to the walls and tiling to the floor. The room has a central heating radiator and modern ceiling light.

### **Lounge 5.14m x 3.4m (16'10" x 11'1")**

A well presented and proportioned front facing reception room. With downlights to the ceiling, central heating radiator and double glazed window with complementary blind and providing excellent views over the neighbouring fields.



#### **Important Notice**

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## Kitchen Diner 7.02m x 6.14m (23' x 20'1")

### Kitchen Area

A contemporary and exceptionally well presented kitchen area. Fitted with a range of wall and base units in high gloss white with an expanse of roll edge worktop space over incorporating a single drainer sink unit with modern mixer tap over. The kitchen provides an array of integrated appliances comprising of Indesit electric hob with Neff oven, Indesit fridge and Indesit dishwasher. The kitchen features modern splash backs to the walls and high gloss tiling to the floor. A definite charm to this space is a large double glazed window allows for generous levels of natural light to gently illuminate the room highlighting the contemporary fixtures and fittings.

### Dining Area

Featuring a continuation of the high gloss floor tiles the dining area features double glazed patio doors which lead out to the rear garden area and again allow for good levels of natural light to cascade into the room, there is a central heating radiator and ample space for a dining suite making this room the hub of any family home for socialising, entertaining and family mealtimes.

### Snug

A delightful surprise is this snug area with the high gloss tiling to the floor and providing space for a sofa. The snug area also provides access through to the utility room.



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### **Utility Room 1.76m x 2.62m (5'9" x 8'7")**

Fitted with a arrange of wall and base units again featuring a single drainer sink unit and integrated Indesit freezer and Indesit automatic washing machine. The utility room also house the Ideal combination boiler cylinder system serving the hot water and central heating radiator. There is also a composite rear door that leads out to the rear patio area.

## **FIRST FLOOR**

### **Landing**

Providing access to all four bedrooms and the family bathroom. The landing also gives access to the store cupboard and features a central heating radiator.

### **Master Bedroom 3.62 x 3.17m (11'10" x 10'4")**

A well presented and proportioned rear facing master bedroom. With double glazed window, central heating radiator and modern downlights to the ceiling. There is also mirror fronted fitted wardrobes. to one wall. The room provides access to the en-suite.

### **En-Suite**

Fitted with a three piece suite comprising a low flush WC, pedestal wash hand basin and Chrome mixer rainfall and hose power shower. There is modern complimentary tiling to the floor and full tiling to the walls, the room also features a chrome towel radiator.

### **Bedroom Two 3.85m x 2.77m (12'7" x 9'1")**

A second well proportioned and presented rear facing bedroom with double glazed window providing views of the rear garden and a central heating radiator.



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### **Bedroom Three 3.07 x 3.45m (10' x 11'3")**

A front facing bedroom with double glazed window providing stunning views over the neighbouring fields and beyond. The room also features a central heating radiator.

### **Bedroom Four 2.17m x 3.17m (7'1" x 10'4")**

Again boasting extensive far reaching views with central heating radiator.

### **Bathroom**

Fitted with a three piece suite comprising a low flush WC, pedestal wash hand basin and panel bath with mixer shower over and complimentary shower screen. There is downlighters to the ceiling, chrome towel radiator, double glazed window with obscure glazing and full tiling to the walls and floor.

### **OUTSIDE**

To the front of the property is a small lawn with planted area and path leading to the composite front entrance door. The side of the property also features planting areas ideal for flowers and shrubs.

The rear of the property features a fully enclosed landscaped tiered garden area, boasting both lawn and patio areas making this the ideal place for entertaining and for children to explore and play.

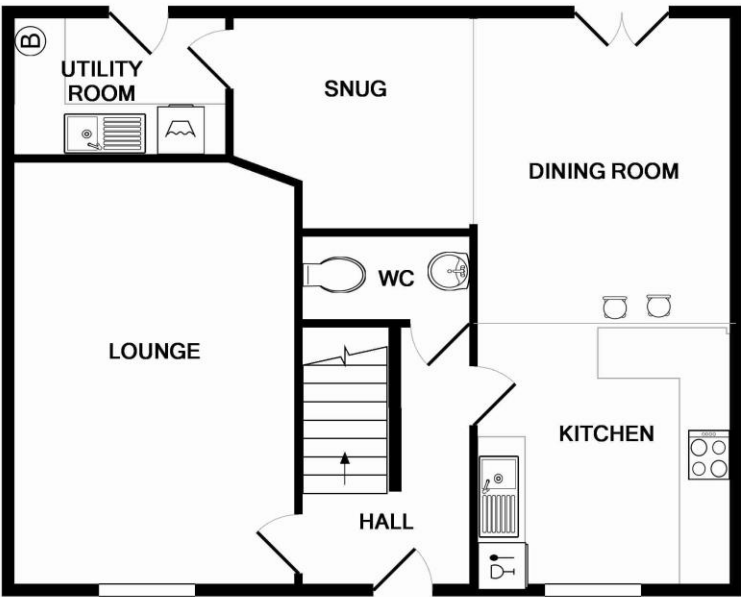
### **GARAGE**

The property boasts a detached garage with up and over door and additional parking space.

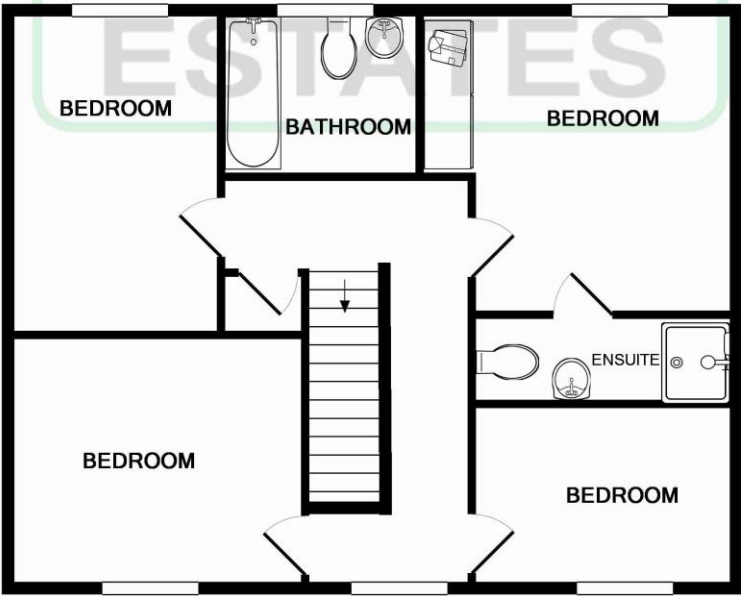


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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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