Holders

A Modern Estate Agent









64 Marigold Crescent, LE12 9WP

£440,000

Beautifully presented throughout, this impressive four-bedroom detached family home occupies a generous corner plot with a substantial driveway, single garage and beautifully landscaped gardens. The stylish accommodation includes a spacious open-plan living, dining and kitchen space, separate lounge, study, utility and four double bedrooms, while the rear garden features a patio, striking pond with bridge and established planting offering a private and tranquil setting. There is also a fitted EV charger point.

Summary

An impressive and beautifully presented modern family home, occupying a particularly desirable corner position with a generous plot, excellent parking and wonderfully established gardens backing onto woodland. Thoughtfully arranged over two floors, the property offers a superb combination of stylish contemporary living, versatile accommodation and exceptional outside space, making it an ideal home for those seeking a move-in-ready property with something a little more special.

Approached via a well-maintained lawned foregarden, the property is complemented by a substantial driveway providing ample off-road parking and access to the single garage positioned to the side. The welcoming entrance hall sets the tone for the spacious accommodation, with access to a generous lounge offering a comfortable and inviting principal reception space. A separate study provides an invaluable dedicated home-working area, while a downstairs WC adds convenience for everyday family living.

The heart of the home is undoubtedly the impressive open-plan living, dining and kitchen space. Beautifully designed to accommodate modern family life, this sociable room provides distinct areas for cooking, dining and relaxing, whilst maintaining an excellent sense of connection throughout. French doors open directly onto the rear garden, creating an effortless transition between the indoor and outdoor spaces and allowing natural light to flood the room. A separate utility room provides useful additional storage and laundry facilities.

The first floor provides four well-proportioned double bedrooms, ensuring the property offers excellent accommodation for a growing family or those requiring additional space for guests. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the rear garden is a particular highlight and provides a wonderful sense of privacy and tranquillity. A paved patio seating area immediately adjoins the property, creating an ideal setting for outdoor dining and entertaining, before leading through to a beautifully landscaped garden. A feature pond forms an attractive focal point, complete with a charming bridge crossing over the water, while mature shrubs and established planting create a lush and secluded feel. The garden is enclosed by mature shrubs and fencing, providing both privacy and security complete with a beautiful woodland backdrop.

The generous corner plot, landscaped gardens, substantial driveway and garage set this home apart from many others on the development. Combining immaculate presentation with generous and versatile accommodation, this is an exceptional opportunity to acquire a stylish modern family home in a highly desirable position. Viewing is highly recommended to fully appreciate the quality, space and unusually generous outside space on offer.

The property is subject to a maintenance fee of £225 p/a paid half yearly.

Disclaimer

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

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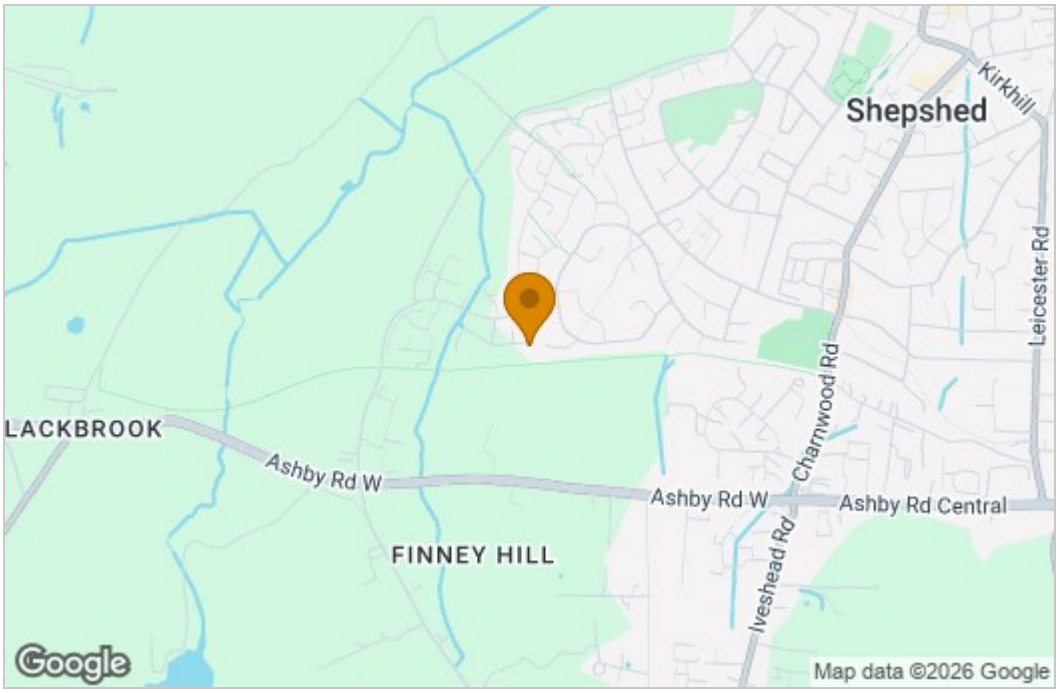
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

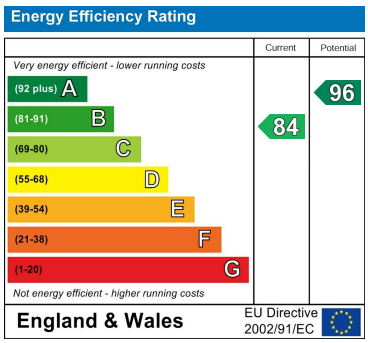
Floor Plan



Area Map



Energy Efficiency Graph



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