



Grove.

FIND YOUR HOME

23 Wannerton Road, DY10 3NG

Guide Price £625,000

# 23 Wannerton Road

Positioned on one of the most popular roads in Blakedown, this fabulous detached home on Wannerton Road is not one to be missed. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to local amenities.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the home is designed to provide both privacy and communal space, ensuring that everyone can find their own nook to relax in.

The property boasts two well-appointed bathrooms and each bedroom is generously sized, allowing for ample storage and personalisation, catering to the needs of both children and adults alike.

The surrounding area of Blakedown is known for its picturesque scenery and friendly community, making it an excellent choice for those looking to settle in a peaceful yet vibrant location. With convenient access to local shops, schools, and transport links via Blakedown train station, this home is not only a sanctuary but also a practical choice for modern living.

Don't miss the chance to make this charming property your new home.







#### Approach

Approached via block paved driveway with large lawn area to front with planter bed and gate to side for access.

#### Porch

With double glazing surround and door through into the entry hall.

#### Entry Hall

With central heating radiator, stairs to the first floor landing with understairs store cupboard and doors leading to:

Living Room 13'1" max 11'9" min x 22'7" max 7'6" min (4.0 max 3.6 min x 6.9 max 2.3 min)

With double glazing bow window to front, sliding doors through into the sun room and central heating radiator. Glass double doors lead through into the dining room.

Sun Room 14'5" x 8'10" (4.4 x 2.7)

With double glazing window to rear, sliding doors out to the patio and central heating radiator.

Dining Room 10'9" x 10'9" (3.3 x 3.3)

With double glazing window to rear, central heating radiator and door through into the kitchen.

Kitchen 8'10" max 7'6" min x 21'7" max 11'1" min (2.7 max 2.3 min x 6.6 max 3.4 min)

With dual aspect double glazing windows to side and rear, door to side for access to the garden, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage, gas hob with extractor fan overhead and integrated oven. There is ample space and plumbing for white goods.

#### W.C.

With obscured double glazing window to side, central heating radiator, tiling to floor, fitted hand wash basin and w.c..

#### First Floor Landing

With access to the loft via hatch and doors leading to:

Bedroom One 11'9" x 11'5" (3.6 x 3.5)

With double glazing window to front and central heating radiator.







#### Bathroom

With obscured double glazing window to front, chrome heated towel radiator and wood effect flooring. Pedestal sink, w.c., fitted bath and shower cubicle with hand held and drench head over.

#### Bedroom Two 11'5" x 11'1" (3.5 x 3.4)

With double glazing window to rear, central heating radiator and fitted storage cupboard with mirrored door.

#### Bedroom Three 8'10" max 6'10" min x 10'9" max 7'10" min (2.7 max 2.1 min x 3.3 max 2.4 min)

With double glazing window to rear, central heating radiator and storage cupboard.

#### Bedroom Four 10'9" x 7'10" (3.3 x 2.4)

With double glazing window to rear, central heating radiator and fitted storage cupboard.

#### Shower Room

With obscured double glazing window to front, chrome heated towel radiator and wood effect flooring. Floating sink, w.c. and fitted shower cubicle along with large airing cupboard with hot water tank.

#### Garage 16'0" max 9'10" min x 18'0" max 14'5" min (4.9 max 3.0 min x 5.5 max 4.4 min)

With obscured double glazing window to side, up and over garage door and fitted wall and base units with worksurface over and stainless steel sink. There is also lighting overhead and electric points throughout.

#### Garden

With large paved patio leading round to a further gravel seating area, manicured lawn with paved pathway and raised planter beds with mature plants. The borders are established with fence panels and gate to side gives access to the front of the property.

#### Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

#### Council Tax

Tax band is F.



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## Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

## Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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GROUND FLOOR



1ST FLOOR



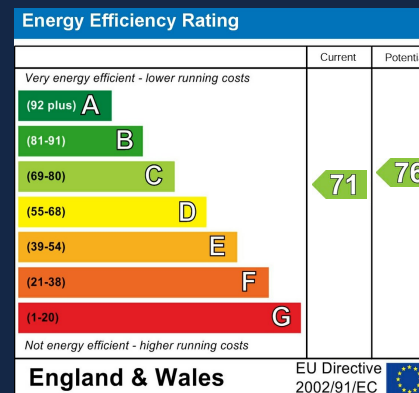
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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