



Ashtree Croft Grove, Micklefield, LS25 4EN

- FOUR BEDROOM DETACHED HOUSE
- STUNNING PRESENTATION
- SOLAR PANELS
- GARAGE & DRIVEWAY
- STRATA "BOLOGNA" DESIGN
- EXCELLENT EPC RATING A / COUNCIL TAX BAND D

Asking Price £350,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

Explore the amazing design of the “Bologna” like the city you will be welcomed by a warm and relaxing atmosphere..!

Hunters Wetherby are excited to announce onto the open market 1 Ashtree Croft Grove.

Our vendors purchased the property direct from the developer “Strata Homes” in 2021, the vendors invested in many additional upgrades including solar panels and fitted bedroom furniture and high level finishes throughout the property, discover the detail and thought that goes into reimagining the Bologna.

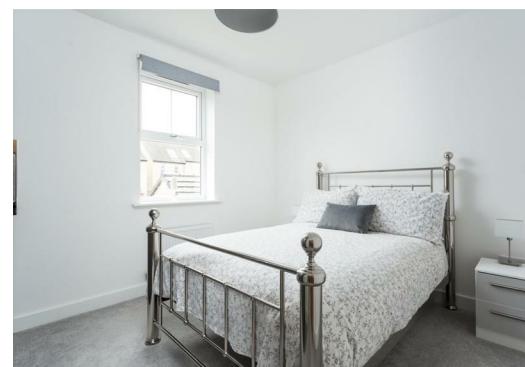
The Bologna is a beautiful, contemporary four bedroom home, designed with family life and socialising in mind. Its spacious entrance hall leads off to an large kitchen and dining area, with breakfast bar and room for a family-sized table where you can gather together for meals, chats, games and celebrations. Its open plan design means you can cook in the kitchen whilst keeping an eye on the family, talking to guests or helping with tricky homework, and the double aspect windows make it a bright and welcoming space.

There's also a separate utility room and cloakroom.

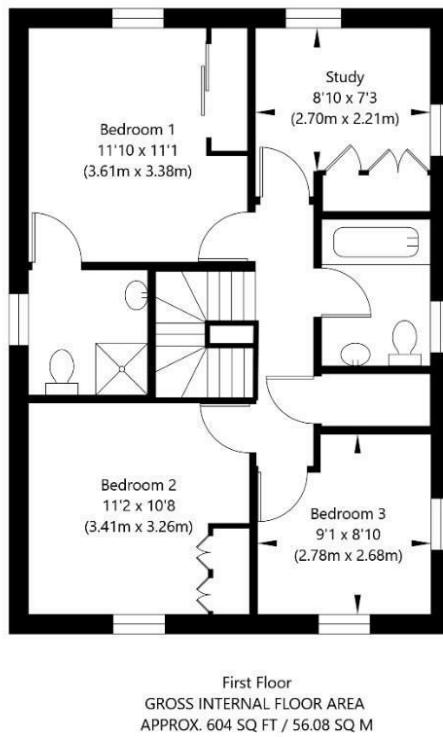
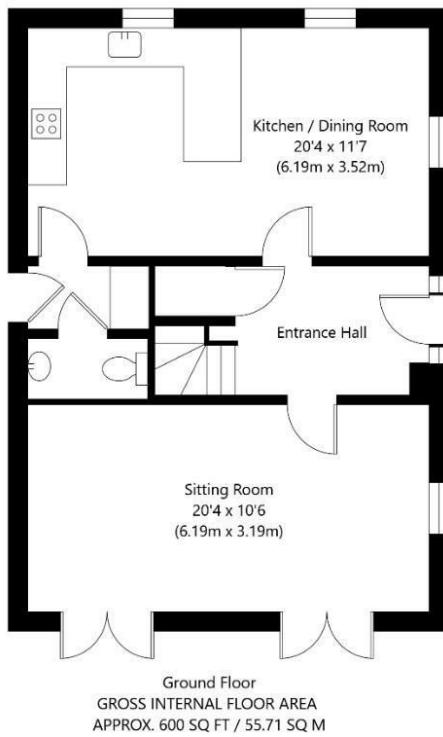
Across the hall, you'll find the large lounge, with not one, but two sets of French doors leading onto the garden, bringing the outside in and creating a light, comfortable place to relax and entertain. It's size means you can divide the space into zones, whether that's for watching TV, curling up with a good book, or a spot to work, play or study.

The feeling of calm and comfort continues upstairs, where there are four bedrooms and a family bathroom, giving space for everyone but making sure family members are close at hand if needed. A spare room could be used to welcome overnight guests, or turned into a playroom or office, and the master bedroom with fitted wardrobes and ensuite shower room offers a private space to relax after busy, fun-filled days.

Externally the property is on a corner plot, set in a highly desirable location with open aspect views, the garden has ample off st parking leading to a detached garage with lights and power, and a electric charging point. The garden is to three sides and has an alfresco dining area then predominantly laid to lawn area, with stone wall boundaries, do not miss the opportunity to a view a sought after home like this!







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1204 SQ FT / 111.79 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

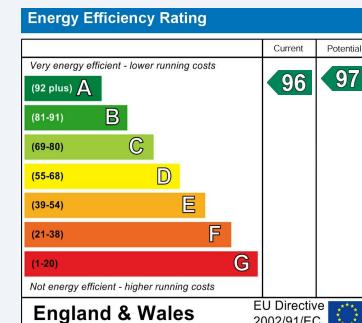
Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.