



**Stainland Road, Stainland, HX4 9HF**  
**£675,000**

**E&H** Holmes  
ESTATE AGENTS



'Meadow View' is an executive, detached property situated in the popular village of Stainland. Immaculately presented throughout and with the additional benefit of a paddock (approximately 0.6acre) this home offers spacious living for the modern family combined with rural views. The house has two reception rooms along with a dining kitchen and the utility room, cloakroom and en-suite you would expect with this type of property. The open view to the rear of the property is enhanced by the visits to the paddock of wildlife such as deer, hedgehogs and many species of bird.

Being conveniently located for access to the M62 corridor, local schools and amenities this is the perfect home for a young or growing family.

The accommodation, in brief, comprises: Entrance hall, lounge, dining room, dining kitchen, utility room and cloak room to the ground floor along with access to the integral garage. On the first floor is the master bedroom with en-suite, four further bedrooms and the house bathroom. Externally there is a block paved driveway to the front with a stylish garden to the rear incorporating a garden kitchen with bbq and artificial lawn area. There are steps which lead to the paddock which has an area of hardstanding, a vegetable patch and field.



### Entrance Hall

Understairs cupboard. Radiator. UPVC double glazed door to front elevation.

### Lounge 18'6" x 13'3" (5.662 x 4.059)

Gas, wall inset fire. Radiator. UPVC double glazed French doors to rear elevation.

### Dining Room 12'1" x 11'10" (3.705 x 3.609)

Electric wall mounted fire. Radiator. UPVC double glazed Bay window to front elevation.

### Dining Kitchen 16'5" x 13'10" + recess (5.016 x 4.221 + recess)

Wall and base units. Stainless steel half bowl sink with waste disposal. Breakfast bar. Seating with under seat storage. Two eye level Miele oven. Five ring gas hob. Stainless steel and glass extractor fan. Two integrated Whirlpool microwaves. Integrated fridge / freezer. Integrated Bosch dishwasher. Under floor heating with Granite floor tiles. UPVC double glazed window to rear elevation.

### Utility Room 7'1" x 9'11" (2.160 x 3.023)

Stainless steel two bowl sink. Plumbing for washing machine. Radiator. UPVC double glazed door to side elevation. Under floor heating with Granite floor tiles. UPVC double glazed window to side elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Radiator. Partially tiled. UPVC double glazed window to side elevation.

### Landing

Spacious landing with stairs leading from entrance hall. Airing cupboard. Loft access via pull down ladder which is insulated, boarded and has power and light. Arch window to side elevation.

### Master Bedroom 14'0" x 14'3" (4.279 x 4.352)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

### En-Suite

Two wash hand basin vanity units. Low flush W.C. Walk-in shower. Chrome towel radiator. Underfloor heating. UPVC double glazed window to side elevation.

### Bedroom Two 7'1" x 15'0" (2.161 x 4.587)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Three 10'9" x 14'5" (3.282 x 4.400)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Four 14'0" x 12'10" (4.279 x 3.921)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

### Bedroom Five 8'2" x 9'2" (2.513 x 2.801)

Currently utilised as a study. UPVC double glazed window to side elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Ceiling spotlights. Extractor fan. Underfloor heating. Chrome towel radiator. UPVC double glazed window to side elevation.

### Integral Garage

Electric roller doors. Power and light. Boiler.

### Rear Garden

Patio with inset lighting. Garden kitchen with gas bbq and power. Artificial lawn and seating area. Steps leading down to paddock.

### Paddock

0.6 acre paddock field with hardstanding area. Vegetable garden with raised beds. Rhino Greenhouse.

### Parking

Block paved driveway with parking for four cars.

### Council Tax Band

F

### Location

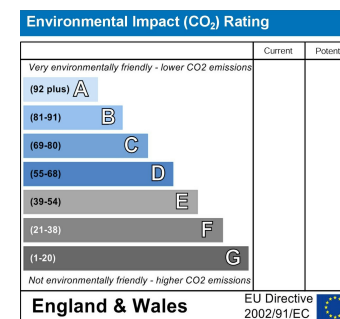
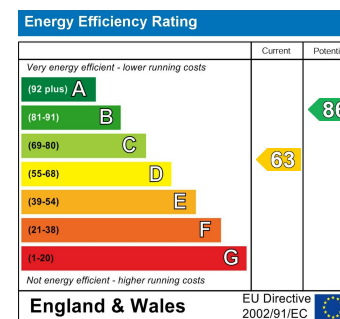
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been given a unique combination of three words.

The three words designated to this property is: [catch.reds.quiz](https://www.what3words.com/catch.reds.quiz)

### Disclaimer

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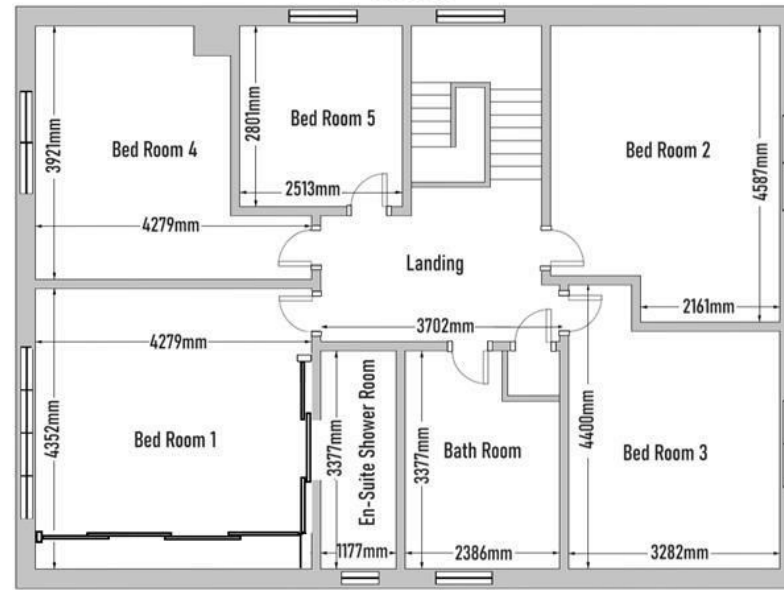






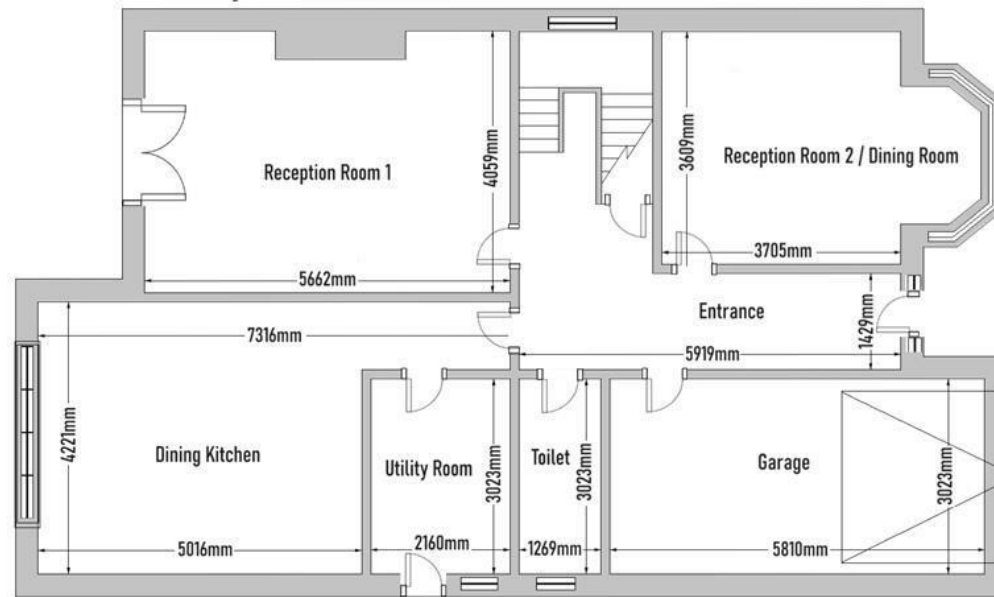


HX4 9HF



**First Floor Layout**

Is to Scale



**Ground Floor Layout**

Is to Scale

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