



Honeywell
SELECT

15 Southfield Dr, West Bradford, BB7 4TU
Large extended detached house with views
£689,000



- 5 bedrooms, 3 bathrooms
- State of the art Siematic kitchen
- Lounge with feature fireplace
- Open views towards Pendle Hill
- Sitting room open to conservatory
- 331 m² (3,557 sq ft) approx.

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15 Southfield Drive West Bradford

This stunning detached house has been extended to a huge 3,557 sq ft and now offers modern contemporary accommodation across three floors. Somewhat deceptive from the front as the plot opens at the rear with lovely outlooks towards Pendle Hill and the house has been extended to make the most of this with extensions to the side and on the second floor. There is a front-to-back lounge with feature fireplace and the dining kitchen offers a fully integrated Siematic kitchen with large island unit and breakfast bar and glass sliding doors connect the house to the garden. Double doors lead to the sitting room and dining area, having a multi-fuel stove and pitch ceiling with Velux roof lights. The room is open plan and steps down to the huge conservatory with glass roof.

On the first floor are three bedrooms, the master having a balcony and large en-suite with free-standing bath facing a picture window which frames Pendle Hill perfectly. There are two shower rooms which offer wet shower areas with modern Villeroy and Boch suites. The second floor has a spacious landing with two double bedrooms and toilet.

Externally to the front is a driveway leading to a car port, well stocked garden and planting areas. The beautiful rear garden has a large Indian stone patio area with various seating areas and patio doors leading from three rooms. There are steps down to the lower tier with stream and great views. Viewing is essential to appreciate this large stylish home.

LOCATION: Entering West Bradford turn first right up Chapel Lane and then right at the T-junction. Southfield Drive is the first running on the right.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

OPEN PORCH: Half-glazed PVC front door to:

HALLWAY: Spacious hallway with staircase off to first floor, coat hooks, recessed spotlighting, oak flooring and cloaks cupboard with oak doors.

CLOAKROOM: With 2-piece Villeroy and Boch suite comprising wall-hung w.c. with push button flush and wall-hung vanity washbasin with chrome mixer tap and back-lit vanity mirror over, fully tiled walls, tiled floor and extractor.



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LOUNGE: 7.9m x 4.3m narrowing to 3.8m (25'8" x 14' narrowing to 12'5"); with coved cornicing, recessed spotlighting, television point, oak flooring, feature fireplace with marble hearth and surround housing 'Living Flame' gas fire, patio doors opening onto the rear garden, stunning views across open fields towards Pendle Hill.

DINING KITCHEN: 7.4m x 4.2m (24'3" x 13'8"); large open plan space with 3 large sliding patio doors which open the room to the garden; modern Siematic kitchen with a bank of floor to ceiling wall units housing 2 Neff ovens, full height Miele larder fridge, pan drawers and larder storage cupboard, central island unit with Corian working surface, moulded sink unit and drainer with mixer tap and Quooker hot water tap, breakfast bar, Gaggenau induction hob, integrated Neff dishwasher, breakfast bar, breakfast area with built-in bench seating and table, excellent views across the rear garden towards Pendle Hill.

SITTING ROOM with DINING AREA: 5.7m x 6.3m opening to 7.5m (18'8" x 20'7" opening to 24'4"); large room with feature pitched ceiling, 3 Velux windows, solid oak flooring, television point, feature floor-mounted contemporary log burning stove, steps down and open to conservatory.

CONSERVATORY: 6.2m x 5.8m (20'2" x 19'1"); large white PVC Ultraframe conservatory with glass roof, 2 large patio doors opening onto the rear garden, tiled floor, excellent views.

UTILITY/SECOND KITCHEN: 3.5m x 2.2m (11'4" x 7'1"); gloss wall and base units with complementary laminate working surface and glass splashback, stainless steel single drainer sink unit with mixer tap, integrated Neff oven and microwave and full-height freezer.

GYM: 3.4m x 2.5m (11'3" x 8'1"); with storage area to rear; recessed spotlighting, tiled floor, bank of floor to ceiling storage cupboards and shelving.

FIRST FLOOR:

SPACIOUS LANDING: With recessed spotlighting, coved cornicing, return staircase off to second floor with understairs storage cupboard.



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BEDROOM ONE: 4.2m narrowing to 3.3m x 3.9m (13'10" narrowing to 10'11" x 12'11"); coved cornicing, recessed spotlighting, television point, large picture window offering excellent views towards Pendle Hill and glazed patio doors opening onto balcony with glass balustrade and open views.

EN-SUITE BATHROOM: With 2-piece suite with large picture window offering excellent views towards Pendle Hill, vanity unit with Corian work surface and chrome tap, built-in storage cupboards to each side and underneath, large vanity mirror above, free-standing bath with floor-mounted Hansgrohe shower tap fitment, recessed spotlighting, feature tall central heating radiator.

BEDROOM TWO: 3.7m x 3.7m (12'3" x 12'); wall-to-wall range of fitted wardrobes, recessed spotlighting, coved cornicing, views towards Pendle Hill.

BEDROOM THREE: 3.5m x 4.2m (11'7" x 13'11"); coved cornicing, recessed spotlighting, laminate floor, built-in wardrobe and built-in infra-red sauna.

UTILITY ROOM: 3.2m x 2.1m (10'4" x 6'11"); working surface, plumbing for washing machine, space for tumble drier, space for ironing and clothes drying.

SHOWER ROOM ONE: Modern 5-piece wet room with marble tiled walls and floor, Villeroy and Boch wall-hung w.c. with push button flush, wall-hung bidet, wall-hung double vanity unit with mixer taps and storage under, wet shower area with ceiling mounted rain shower and separate hand-held shower, chrome heated ladder style towel rail, feature lighting.

SHOWER ROOM TWO: With 3-piece Villeroy and Boch suite comprising wall-hung washbasin with chrome mixer tap, wall-hung w.c. and wet shower area with ceiling-mounted shower head and separate hand held shower head, chrome heated towel rail, extractor fan, fully tiled walls and tiled floor.

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SECOND FLOOR:

SPACIOUS LANDING: With spindle staircase, spindles and balustrade, Velux window and recessed spotlighting.

BEDROOM FOUR: 3.1m + wardrobes x 3.5m (10' + wardrobes x 11'4"); Velux window, laminate flooring, recessed spotlighting, wall-to-wall range of fitted wardrobes with sliding doors.

BEDROOM FIVE: 4.2m x 3.1m (13'9" x 10'3"); recessed spotlighting, Velux window and built-in storage cupboards.

TOILET: 2-piece suite with Villeroy and Boch wall-hung washbasin with chrome mixer tap and wall-hung w.c. with push button flush, heated ladder style towel rail, Karndean flooring, feature spotlighting.

OUTSIDE: To the front of the property is a tarmac driveway providing parking for 2 cars side by side and leading to CAR PORT with electric light, power sockets and cold water tap. Front garden with Indian stone path and patio area, well-stocked rockery with planting borders.

Access along the side of the house leading to a good-sized south facing rear garden, large Indian stone patio area with pathways and gravelled borders for easy maintenance, well-stocked planting borders, timber pergola and seating area, second patio with seating area and mature trees. Steps down to next tier with brushed steel and glass balustrade handrail leading to second large Indian stone patio area with rockery, mature planting, stream with 2 bridges. The rear boundary adjoins the open field and enjoys views towards Pendle Hill.

SERVICES: Mains gas, water, electric and drainage are connected.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

COUNCIL TAX BAND F.

VIEWING: By appointment with our office.



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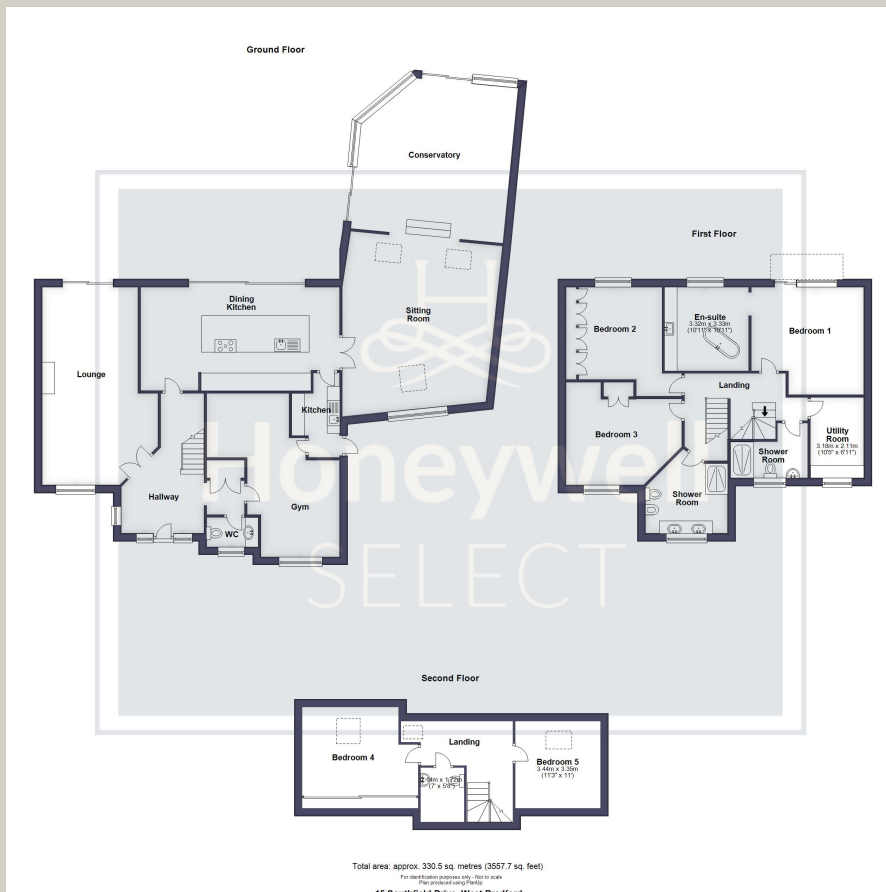
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