



1 Geraint Close, Thornhill

£450,000 Freehold

This beautifully presented three bedroom detached house offers spacious and versatile accommodation, thoughtfully extended to suit modern family living. Situated in a quiet residential location, the property enjoys a peaceful setting while remaining conveniently close to local amenities and transport links. The welcoming entrance hall leads to a generous lounge with ample natural light, complemented by a contemporary fitted kitchen and an open plan dining area, ideal for entertaining. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom, all finished to a high standard. The extension provides additional living space, perfect for a home office, playroom, or second reception room, ensuring this home meets a variety of lifestyle needs.

Council Tax band: E

Tenure: Freehold

Entrance Hall

Entered via uPVC door with inset stained glass panel. Double glazed window to front. Stairs to first floor with understairs recess. Cloak cupboard Laminate flooring. Radiator with decorative cover.

Cloakroom / W.c

7' 2" x 4' 6" (2.19m x 1.38m)

Obscured double glazed window to side. Tiled flooring. Chrome heated towel rail. Cupboard housing gas combi boiler. W.c, vanity enclosed wash hand basin with mixer tap.

Lounge

15' 11" x 9' 9" (4.86m x 2.97m)

Double glazed window to front. Radiator. Coved and textured ceiling.

Kitchen / Diner

9' 5" x 22' 3" (2.86m x 6.79m)

2 sets of bi- folding doors to rear and side. Window to rear. 3 sets of velux windows with electric. Laminate flooring. Underfloor heating. A range of white base and wall units with work surfaces incorporating composite sink unit with mixer tap. Space for range cooker. Integrated dishwasher, fridge and wine chiller.. Opening to lounge and playroom.

Playroom

9' 4" x 7' 4" (2.85m x 2.24m)

Coved ceiling. Opening to kitchen/ diner. Door to:-

Utility Room

4' 6" x 7' 2" (1.38m x 2.18m)

Laminate flooring. Radiator with decorative cover. Plumbing and space for washing machine and tumble dryer with work surface over. Extractor fan.

First floor landing

Stairs and landing. Double glazed window to front. Access to loft space. Airing cupboard with shelving.

Bedroom One

9' 5" x 13' 2" (2.87m x 4.01m)

Double glazed window overlooking rear garden. Fitted wardrobes. Radiator.

Bedroom Two

9' 5" x 9' 5" (2.86m x 2.87m)

Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Three

6' 4" x 9' 8" (1.93m x 2.94m)

Double glazed window to front. Radiator. Laminate flooring.

Bathroom

6' 3" x 6' 0" (1.91m x 1.84m)

Obscured double glazed window to front. Panelled bath with mixer tap and shower over, wall hung wash hand basin with mixer tap, w.c. Chrome heated towel rail. Vinyl flooring. Part tiled walls. Extractor.



