



BerkeleyShaw

7 Torentun Close, Thornton, L23 4AG

Offers Over £500,000

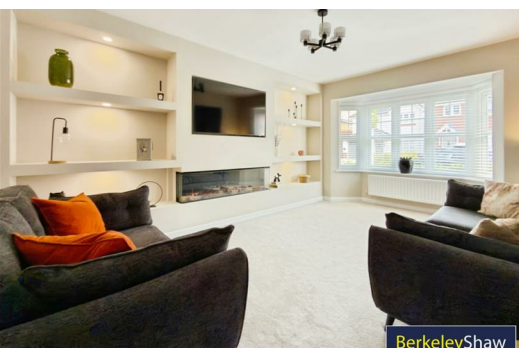
This exceptional 4 DOUBLE bedroom DETACHED family home, built just one year ago, offers the perfect combination of contemporary design and high-quality upgrades, with the current owners having enhanced the property to create a stylish and truly move-in-ready home.

Designed with modern family living in mind, the heart of the property is the impressive 28ft open-plan kitchen/breakfast/family room, providing a superb space for both everyday living and entertaining. Beautifully appointed with upgraded QUARTZ worktops and a range of INTEGRATED APPLIANCES this impressive room offers ample space for cooking, dining and relaxing. French doors open directly onto the LANDSCAPED rear garden, creating a seamless connection between indoor and outdoor living and allowing an abundance of natural light to flood the space. Benefitting from a sought-after SOUTH-WEST facing aspect, the garden enjoys sunshine throughout much of the day and into the evening.

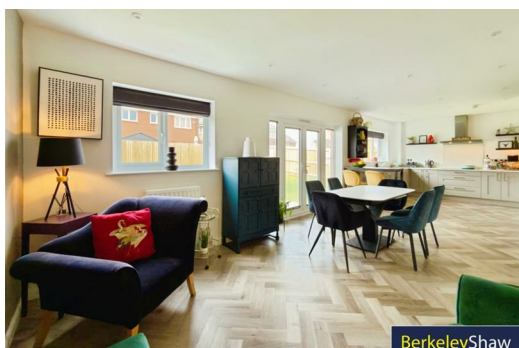
To the first floor, the spacious principal bedroom provides a relaxing retreat and benefits from fitted wardrobes DRESSING AREA and a stylish EN-SUITE shower room. Bedroom 2 is also a generous double room with the added advantage of its own en-suite, while two further well-proportioned double bedrooms provide flexible accommodation for family life, guests or HOME WORKING. The family bathroom has also been thoughtfully upgraded with the addition of a shower over the bath for added practicality.

To the front is GARAGE and Driveway PARKING for up to 3 vehicles with EV CHARGER point. This home is ideally positioned for commuters with excellent transport links to the M57 and M58 motorway networks.

Offering all the advantages of a nearly new home together with premium upgrades already in place, this is an outstanding FAMILY HOME finished to an exceptional standard throughout.



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Hall

Lounge

16'4" x 11'9" (5.0 x 3.60)

Located to the front aspect with media wall and electric feature fireplace, fitted carpets

Kitchen/Living/Dining

29'2" x 12'1" (8.9 x 3.70)

Herringbone LVT flooring, a range of base and high level shaker style fitted kitchen cupboards, Quartz Work surfaces, Integrated dishwasher, induction hob with over extractor fan, double oven microwave. Breakfast bar area. French style patio doors onto rear garden, door through to utility room.

Utility

5'10" x 5'10" (1.80 x 1.80)

Plumbing for washing machine, cupboard with boiler, door to side and garden

Downstairs WC

5'6" x 3'11" (1.70 x 1.20)

Handy for guests and little legs.

Bedroom 1

16'4" x 11'9" (5.0 x 3.60)

DOUBLE en-suite with fitted mirror wardrobe dressing area leading to en-suite shower room, fitted carpets, bay window to front aspect

Ensuite Bedroom 1

9'6" x 7'2" (2.90 x 2.20)

walk in double shower, storage sink and WC, tiled walls and flooring

Dressing Room

11'9" x 6'6" (3.60 x 2.0)

Fitted mirror wardrobes to both sides, leading to ensuite shower room.

Bedroom 2

11'9" x 10'2" (3.60 x 3.10)

DOUBLE to the front aspect with en-suite shower room, fitted carpets.

Ensuite Bedroom 2

7'2" x 6'10" (2.20 x 2.10)

Walk in shower with storage sink, vertical towel rail, tiled flooring and part tiled walls.

Bedroom 3

11'5" x 9'6" (3.50 x 2.90)

DOUBLE with fitted carpets and window to rear aspect.

Bedroom 4

10'9" x 8'2" (3.30 x 2.50)

DOUBLE with fitted carpets and window to rear aspect

Family Bathroom

6'10" x 6'6" (2.10 x 2.0)

Full-size bath with over shower, tiled flooring & part tiled walls, white heated towel rail, WC and sink.

Landing

Garage

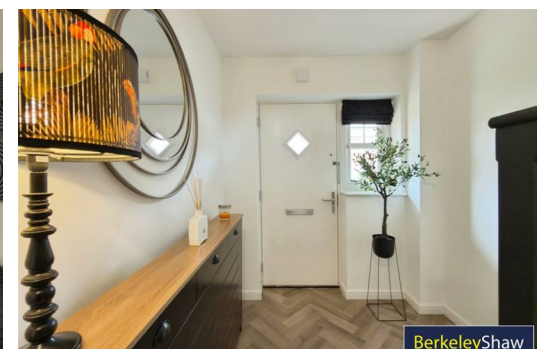
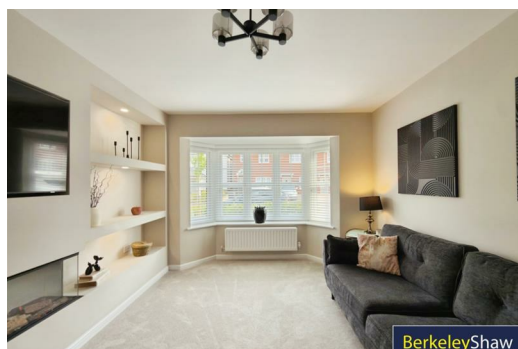
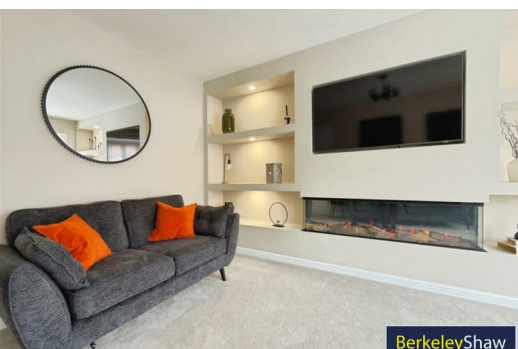
With electric power, lighting & plasterboard, up and over door to driveway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The vendor, agent and agent's firm have not been created and no guarantee can be given. Made with Bluebeam PDF



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