



**‘Ferndale’, Beltoft,  
DN9 1NB**

- This immaculately presented 3/4 bedroom bungalow is located in the lovely peaceful hamlet of Beltoft. The bungalow has been extended and modernised throughout to a high standard offering open plan living. Briefly comprising reception hallway, living room, open plan living kitchen, study/bedroom, 3 further bedrooms one with ensuite and family bathroom. The property is set on its own private grounds on a sizeable plot with ample parking for several vehicles. To the front of the property there is a horseshoe driveway with a lanwed area in the centre and low brick feature wall. To the side there is a driveway that takes you to the rear of the property where there is a large lawned garden and hedge boundary and larger than average double garage with stunning far reaching views. Viewing is a must to appreciate this superb family accommodation on offer. Contact Agents for a viewing! •
- Detached 3/4 bedroom bungalow - Extended & modernised with open planning - Reception hallway / living room / living kitchen - 3 bedrooms / ensuite / study-bedroom / bathroom - Sizable garden and plot - Garden with modern glass balustrade feature - Larger than average double garage and ample parking •

**Price Region: £475,000**

## DETACHED BUNGALOW

**THE PROPERTY** This immaculately presented 3/4 bedroom bungalow is located in the lovely peaceful hamlet of Beltoft. The bungalow has been extended and modernised throughout to a high standard offering open plan living. Briefly comprising reception hallway, living room, open plan living kitchen, study/bedroom, 3 further bedrooms one with ensuite and family bathroom. The property is set on its own private grounds on a sizeable plot with ample parking for several vehicles. To the front of the property there is a horseshoe driveway with a lawned area in the centre and low brick feature wall. To the side there is a driveway that takes you to the rear of the property where there is a large lawned garden and hedge boundary and larger than average double garage with stunning far reaching views. Viewing is a must to appreciate this superb family accommodation on offer. Contact Agents for a viewing!

**ENTRANCE DOOR** Leading into the:-

**RECEPTION HALLWAY** Front facing window. Laminate flooring. Ceiling spotlights. Walk-in storage cupboard. Radiators.

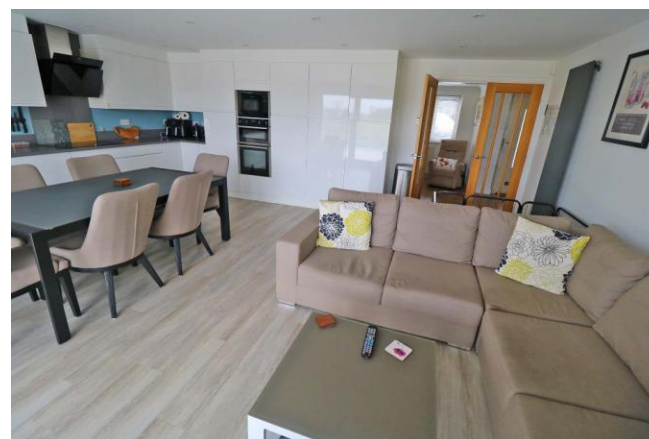


**LIVING ROOM 27' 11" x 13' 2" (8.519m x 4.020m)** Side and rear facing window with wonderful views. Side facing bifolding doors leading to the enclosed raised patio area. Television points. Radiators. LVT flooring.



**DOUBLE GLASS PANELLED DOORS** Leading from the reception hall leading into:-

**OPEN PLAN LIVING KITCHEN 20' 0" x 16' 11" (6.103m x 5.180m)** Rear facing bifold doors leading to the patio area with open views and garden. Extensively fitted white high gloss units with quartz worktops incorporating ceramic under mounted 1 ½ bowl with mixer taps and overhead storage cupboards and lights. Integral pull out drawers to some of the units. Washing machine and tumble dryer hidden behind cupboard doors. Neff induction hob with hidden extractor over. Integral double oven, grill and microwave. Integral dishwasher, integral tall fridge and integral tall freezer. Ceiling spotlights. Modern radiators. Television point. LVT flooring.



**STUDY / BEDROOM 11' 1" x 9' 1" (3.395m x 2.788m)** Front facing window. Television point. Radiator.

**BEDROOM 1 17' 1" x 11' 8" (5.216m x 3.568m)** Rear facing window with open views. Laminate flooring. Television points. Radiator.



**ENSUITE** Side facing window. Vanity sink unit with cupboards and drawer display top. Low level WC. Tiled shower cubicle. Fully tiled walls and floor. Built in storage cupboard. Radiator.



**BEDROOM 2 11' 11" x 11' 8" (3.635m x 3.561m)** Front facing window. Television point. Radiator.



**BEDROOM 3 11' 11" x 9' 5" (3.635m x 2.892m)** Front facing window. Laminate floor. Television point. Radiator.



**BATHROOM 8' 0" x 6' 3" (2.439m x 1.928m)** Side facing window. Vanity sink unit with drawer and cupboard under and display top and WC. Fully tiled walls with mirror. Bath with hand shower over. Built in storage cupboard. Tiled floor. Heated towel rail.



**OUTSIDE** The property is set on its own private grounds on a sizeable plot with ample parking for several vehicles. To the front of the property there is a horseshoe driveway with a lawned area in the centre and low brick feature wall. To the side there is a driveway that takes you to the rear of the property where there is a large lawned garden and hedge boundary and larger than average double garage with stunning far-reaching views.

**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band:

**TENURE:** Freehold assumed

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236