



**20 Ash Tree Drive,
Haxey DN9 2JT**

- Located in the village of Haxey this detached family home is a credit to its' current owners. Situated on a corner plot and benefitting from ample parking, this property is worthy of an internal inspection. Comprising of a reception hallway, snug/study, kitchen, utility, ground floor bathroom, dining room, living room and conservatory to the ground floor. Bedroom one with ensuite facilities and walk in wardrobe, bedroom two with ensuite facilities, two further double bedrooms and family bathroom to the first floor. Front lawned garden and driveway with ample parking for several vehicles, additional parking to the rear and detached garage. Upvc double glazed and gas fired central heating. •

- Detached House - Reception Hallway - Snug/Study - Kitchen - Utility - Dining Room - Living Room •

Price Region: £350,000

DETACHED HOUSE

ENTRANCE HALLWAY: Upvc entrance door with inset window. Laminate flooring and stairs leading to the first-floor landing with under stair storage. Radiator. Doors leading into: -

SNUG/STUDY: 8' 6" x 10' 10" (2.61m x 3.32m) Front facing bow window. Radiator.



BATHROOM: 5' 4" x 5' 2" (1.64m x 1.6m) Side facing window. Bathroom suite comprising low level WC and wall mounted wash hand basin. Panelled bath with electric shower and screen. Tiled walls and floor. Radiator.

KITCHEN: 18' 2" x 10' 8" (5.56m x 3.27m) Side facing window. Extensive range of oak effect units to include low level cupboards with drawers and wall units some with glass fronts. Worktop incorporating a stainless steel one and half bowl single drainer sink with mixer tap. Built in four-ring electric hob with overhead extractor fan and eye level double oven. Tiled floor and fully tiled walls. Door leading to the utility room. Archway leading to: -



DINING ROOM: 11' 0" x 10' 0" (3.36m x 3.06m) Rear facing window and side French doors giving access to the garden. Tiled flooring. Television point.



UTILITY ROOM: Side facing window and rear facing entrance door. Extensive range of base units with drawers and wall units. Worktop incorporating single stainless steel sink unit with drainer, mixer tap and splash backs. Provision for whitegoods. Tiled flooring.

LIVING ROOM: 27' 11" x 13' 8" (8.53m x 4.19m) Front and rear facing window. Multi fuel cast iron stove on a tiled hearth with stone surround and mantle. Double glazed French doors leading into: -



CONSERVATORY: 12' 4" x 8' 9" (3.77m x 2.67m) Low brick wall with French doors giving access to the garden. Ceiling light and fan and tiled flooring. Radiator.



FIRST FLOOR LANDING
Doors leading off to bedrooms and bathroom.

BEDROOM 1: 16' 2" x 9' 6" (4.95m x 2.92m) Two rear facing windows. Radiator. Fitted wardrobes to one wall. Door leading to a walk-in wardrobe and door leading to:



WALK IN WARDROBE: 8' 10" x 5' 5" (2.7m x 1.66m) Side facing window. Fitted rail and shelving.

ENSUITE: 8' 11" x 5' 2" (2.73m x 1.58m) Side facing window. Bathroom suite comprising low flush WC and matching vanity wash hand basin. Double walk-in shower cubicle with shower and screen. Fully tiled walls and floor. Heated tower rail.

BEDROOM 2: 12' 1" x 9' 8" (3.69m x 2.97m) Front facing window. Storage cupboard. Radiator. Doors leading to: -



ENSUITE: Suite comprising white low-level WC and wash hand basin. Walk in shower cubicle with electric shower and screen with mermaid boarding to walls. Tiled walls and wooden effect flooring. Ceiling spotlights. Heated towel rail.

BEDROOM 3: 13' 8" x 13' 0" (4.17m x 3.97m) Front facing window. Storage cupboard. Radiator.

BEDROOM 4: 10' 5" x 8' 9" (3.18m x 2.68m) Rear facing window. Radiator.

BATHROOM: 11' 10" x 7' 2" (3.63m x 2.2m) Side facing window. Bathroom suite comprising low level WC with attached storage units and vanity wash hand basin. Corner fitted panelled bath and fully tiled walls. Heated towel rail. Ceiling spotlights. Loft access.



OUTSIDE: The property sits on a generous plot. The block paved driveway offers ample parking for several vehicles and is all enclosed by a brick wall boundary. There is a grassed feature area to the front leading off to the front entrance door. To the side of the property there is a lovely patio area which then continues to the rear garden. A second driveway offers additional parking and leads to a double garage. The rear garden has a lawned area all surrounded by brick block paving making it very low maintenance. Outside lighting and tap.



SERVICES: Mains water, electricity, drainage, and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band:E

TENURE: Freehold assumed

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