



**Honey Croft, Thorne Road,
Sandtoft, DN8 5SZ**

- A sizable 4 bedroom detached family house finished to a high standard throughout. Briefly comprising reception hallway, cloakroom, living room, dining room, kitchen, utility room and conservatory. Gallery landing with 4 bedrooms, ensuite, and family bathroom. To the front of the property there are iron gates to both sides of the property that leads to the block paved driveway with ample parking leading to the integral double garage. There is a lawned front garden all surrounded by a brick boundary wall. To the rear of the property there is a lovely brick block patio that extends to the lawned garden all surrounded by a brick and wooden fence boundary. Outside lighting and tap. •
- Detached 4-bedroom house - Reception Hall / Cloakroom - Living Room / Dining Room / Kitchen - Utility Room / Conservatory / Gallery Landing - 4 Bedrooms / Ensuite / Family Bathroom - Iron gates to both sides of the property - Integral double garage •

Price Region: £465,000

DETACHED HOUSE

RECEPTION HALLWAY: Entrance door and side screen into a spacious hallway. Karndean flooring. Staircase to first floor gallery landing and bedrooms. Radiator.



CLOAKROOM: Low level pedestal hand wash basin and WC. Radiator. Continuation of Karndean flooring.

LIVING ROOM: 19' 9" x 16' 0" (6.045m x 4.881m) Front facing bay window and additional side facing window. Television point. Radiator. Double glass panelled doors opening into: -



DINING ROOM: 11' 10" x 9' 8" (3.628m x 2.962m) Side facing window. Radiator. Personal door leading back into the reception hall.

KITCHEN: 14' 4" x 13' 8" (4.385m x 4.169m) Side facing window. A range of sprayed solid oak fitted base and wall cupboards with drawers and glass fronted unit with corner display shelving. Quartz worktop with turn ups incorporating one and half bowl single drainer sink with mixer taps. Integral dishwasher and fridge. Halogen hob with extractor above. Built in oven. Karndean flooring. Television point. Double doors open up through to the conservatory. Radiator.



UTILITY ROOM: Rear facing window overlooking garden. Worktop with fitted base units. Larder storage and provision for washing machine and tumble dryer. Tiled flooring. Personal door leading into: -

GARAGE: 18' 5" x 18' 3" (5.636m x 5.564m) Rear facing window. Two up and over doors.

CONSERVATORY / SUNROOM: 14' 8" x 10' 11" (4.480m x 3.336m) Vaulted ceiling with ceiling spotlights. Triple aspect windows and rear French doors opening onto the garden. Tiled floor. Television point. Radiator. Double French doors and side screen from the kitchen.



GALLERY LANDING: Side facing arched window and additional front facing window. Radiator.



BEDROOM 1: 14' 8" x 13' 7" (4.495m x 4.165m) Front facing window. Extensive and unique range of fitted wardrobe storage with matching bedside drawers, dressing table and drawers. Television point. Radiator. Built-in wardrobe.



ENSUITE: 6' 7" x 6' 6" (2.023m x 1.998m) Side facing window. Vanity sink unit with cupboards and drawers under with display and matching wall mounted vanity cupboards with display shelving, mirror, and tiled splashback. Walk-in shower with hand shower and rain shower heads. Ceiling spotlights. Radiator.

BEDROOM 3: 13' 8" x 11' 3" (4.177m x 3.439m) Rear facing window. Fitted Hammond wardrobes with dressing table attached. Matching bedside drawers and additional built-in wardrobe/storage with double doors. Loft access. Radiator.



BEDROOM 4: 11' 3" x 9' 5" (3.442m x 2.872m) Rear facing window. One wall with fitted Hammond wardrobes. Matching bedside drawers. Radiator.



BEDROOM 2: 17' 9" x 12' 11" (5.417m x 3.962m) Double aspect windows. Fitted Hammond wardrobes with attached fitted sets of drawers. Television point. Radiator.



BATHROOM: 8' 8" x 6' 6" (2.644m x 1.983m) Side facing window. Fitted vanity sink with a range of cupboards and drawers. Display top with vanity mirror and light. Tiled walls. Bath and WC. Tiled floor. Radiator. Ceiling spotlights.



OUTSIDE: To the front there is brick boundary wall, a lawned garden, an iron personal gate and double iron gate that opens onto a brick block paved driveway with ample parking extending to the integrated double garage with two separate up and over doors. To the rear a brick block paved patio extends to a lawned garden that is all enclosed by a wooden fence and brick boundary wall. External tap and lights.

SERVICES: Mains water, electricity, drainage.

Oil central heating

LOCAL AUTHORITY:

COUNCIL TAX: Band: E

TENURE: Freehold assumed

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