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DOCKFIELD AVENUE, DOVERCOURT

**FOR SALE IS THIS MODERNISED & EXTENDED 5 BEDROOM SEMI-DETACHED HOUSE
ON A CORNER PLOT CUL-DE-SAC LOCATION WITH GREENSWARD TO ONE SIDE**



PRICE £350,000 FREEHOLD

- * MODERNISED 5 BEDROOM SEMI-DETACHED HOUSE ***
- * FEATURE OPEN PLAN LIVING/DINING ROOM/
KITCHEN/BREAKFAST ROOM * UTILITY ROOM ***
- * STUDY/OFFICE * CLOAKROOM * BATHROOM ***
- * GAS C/H * DOUBLE GLAZING * 60' REAR GARDEN ***
- * OFF STREET PARKING * DETACHED GARAGE ***

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Composite part glazed entrance door with opaque sidelights to: -

Entrance Hall Radiator, laminate floor, inset ceiling lights, stairs to first floor, built in storage cupboard, open doorway to breakfast room, doors to cloakroom &: -

Office/Study **8' x 6'.** UPVC double glazed window to front with fitted Venetian blind, upright radiator, inset ceiling lights.

Cloakroom White suite comprising 2-in-1 close-coupled WC with inset hand wash basin above, heated towel radiator, RCD.

Feature open plan Kitchen/Breakfast Room/Living & Dining Room: -

**Living/
Dining Room** **24'4 x 11'8 (9' min).** UPVC double glazed window to front with fitted Venetian blind, double radiator, laminate floor, fitted media wall with inset electric fireplace, large TV space, shelving & storage cupboards, open to: -

Breakfast Room **9'3 max x 8'.** UPVC double glazed bi-fold patio doors to rear with inset Venetian blinds, fitted resin worktop breakfast bar with cupboards below, open to: -

Modern Kitchen **13'2 x 7'9.** Extensively fitted with a range of light grey gloss units comprising eye level cupboards with lighting under, base level drawers & cupboards, resin worktops, inset stainless steel sink with single drainer & instant boiling mixer tap, tiled splash backs, space for range cooker with Perspex splash back & large stainless steel chimney style cooker hood above, integrated dish washer, space for large American style fridge/freezer, laminate floor, inset ceiling lights, UPVC double glazed window to rear, glazed door to: -

Utility Room **8' x 4'9.** Fitted dark grey gloss eye level cupboards, fitted worktops with space & plumbing below for washing machine & tumble dryer, space for upright fridge/freezer, tiled floor, UPVC part glazed door to side.

Landing Airing cupboard, 2 loft hatches, radiator, doors to all rooms.

Bedroom 1 **12'6 min x 10'.** UPVC double glazed window to front with fitted Venetian blind, radiator, built in double wardrobe.

Bedroom 2 **12'4 x 8.** UPVC double glazed window to front with fitted Venetian blind, radiator, built in double wardrobe.



Bedroom 3	9'5 x 9'4 (8'9 min). UPVC double glazed window to rear, radiator, built in double wardrobe.
Bedroom 4	9'5 (6'2 min) x 7'3. UPVC double glazed window to front with fitted Venetian blind, radiator, built in storage cupboard.
Bedroom 5	12'6 min x 10'. UPVC double glazed window to rear with fitted Venetian blind, radiator, built in double wardrobe.
Bathroom	8' x 5'6. Fully tiled white suite comprising bath & shower pod, vanity hand washbasin with mixer tap & cupboard below, close-coupled WC, heated towel radiator, tiled floor, inset ceiling lights, UPVC double glazed opaque window to rear.
Outside front	Laid to shingle to provide off street parking for numerous vehicles, outside lighting, fencing to both sides & double wooden gates to: -
Side Garden	Paved, enclosed by fencing, DETACHED GARAGE with electric roller door, power & light connected, private door to side, gate to: -
Rear Garden	Approx 60' x 28' (extending to max 70') with large paved & decked patio areas, Pergola, outside lighting, outside hot & cold taps, outside electric points, enclosed by fencing.
Council Tax	Band C - £1,928.87 (April 20254 - March 2026).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact. Therefore, we recommend that prospective purchasers make their own enquire through their own legal representative.