



6 Grove Road
Fishlake DN7 5JU

Offers Over £325,000

FREEHOLD

VIEWING ESSENTIAL - Substantially EXTENDED FIVE bedroom DETACHED dormer bungalow. Fabulous living/kitchen/diner with bifold doors onto the garden area. Spacious lounge. Three toilets. UPVC double glazed. Attached garage. Private garden with lawn, patterned concrete and raised beds. Quiet cul-de-sac. Excellent M18 motorway access.



- FIVE BEDROOM DETACHED DORMER • Substantially extended • Fabulous living/kitchen/diner • Spacious lounge, UPVC double glazed

ENTRANCE HALL

Front UPVC double glazed entrance door and UPVC double glazed side window. Tiled entrance area. Laminate floor through hallway. Radiator. Staircase leading to the first floor. Rear facing UPVC double glazed window. Built-in cupboard housing the wall mounted LPG central heating boiler. Doors off to the lounge, living/kitchen/diner, two bedrooms and bathroom.

LOUNGE

16'10" x 11'10"

Front facing UPVC double glazed bow window. Radiator.

LIVING/KITCHEN/DINER

24'11" x 16'4"

Fantastic entertaining space with three side facing UPVC double glazed windows and rear facing bi-fold doors. Fitted with an extensive range of contemporary white and concrete effect wall and base units with concrete effect laminate worksurfaces, upstands and matching splashbacks. Matching central island with ceramic hob and extractor hood above. Built-in electric oven and microwave. Space for American style fridge freezer. Integrated dishwasher, concealed washing machine and built-in recycling storage. Two radiators. Laminate floor.

BATHROOM

10'4" x 6'7"

Rear facing UPVC double glazed window. Fitted with a four piece suite comprising of a panelled bath, glass shower enclosure with mains shower and rainfall head, vanity wash hand basin with high gloss storage doors and concealed cistern w.c. Matching built-in high gloss storage cupboard. Chrome towel radiator. Bluetooth mirror with lights. Tiled walls and floor.

BEDROOM TWO

11'4" x 10'2" maximum

Side facing UPVC double glazed window. Radiator.

BEDROOM THREE

10'11" x 10'2" maximum

Front facing UPVC double glazed window. Radiator.

LANDING

Spindle balustrade to the staircase. Door off to three bedrooms and one cloakroom with WC and sink.

MASTER BEDROOM

16'4" x 12'5" plus hall recess

Rear facing UPVC double glazed window and four side facing skylight windows. Radiator. Large wardrobe with sliding



- LPG central heating • Master bedroom with En-suite • Modern family bathroom & w.c. • Attached garage, Driveway/parking • Lawned private rear garden • Quiet cul-de-sac location

mirror doors. Door into the en-suite bathroom.

EN-SUITE BATHROOM

8'0" x 6'7"

Side facing skylight window. Fitted with a white three piece suite comprising of a panelled bath with mains shower, pedestal wash hand basin and w.c. Tiled walls and floor.

Radiator.

BEDROOM FOUR

11'7" x 8'2"

Front facing skylight window. Radiator.

BEDROOM FIVE / OFFICE

12'4" x 6'7"

Front facing skylight window. Radiator. Access to two useful eaves storage areas.

OUTSIDE

The front garden is walled with gravelled driveway and forecourt providing off road parking and leading to the garage. There is a path to both sides of the property leading into the rear garden.

GARAGE

14'6" x 8'8"

Front electric roller shutter door and rear facing UPVC double glazed window and entrance door. Electric light and power.

The rear garden is lawned with wrap around patterned concrete patio areas, timber panelled fencing and raised shrub/flower borders. Outside cold water tap, power supply socket and external security lights.

LPG tank concealed with laurel heading.



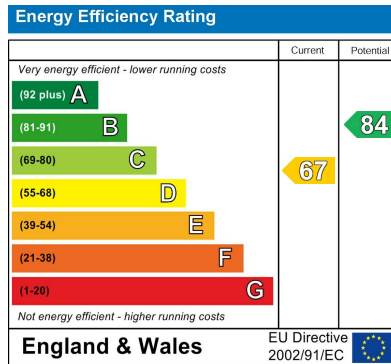
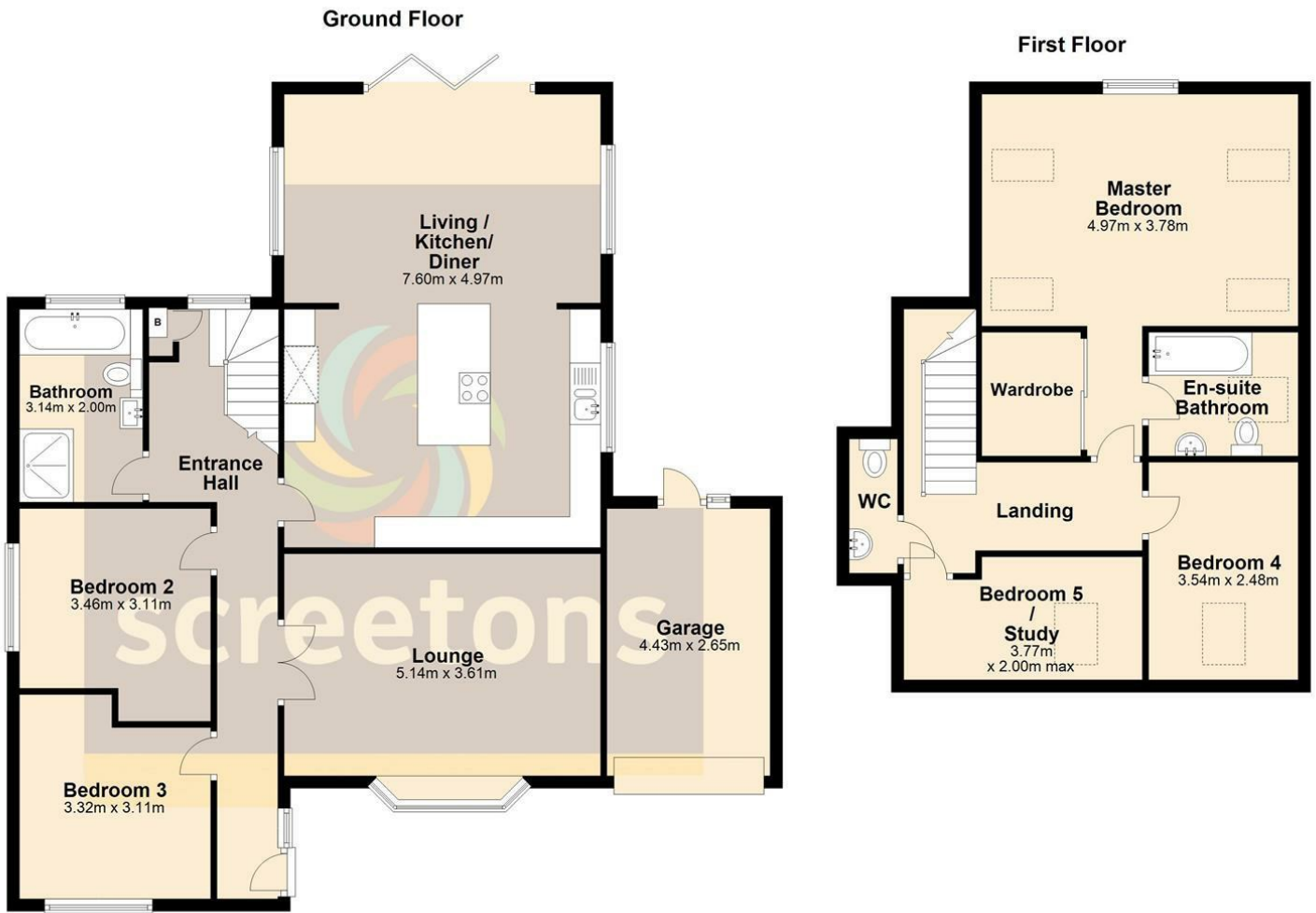




Additional Information

Local Authority -
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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