



3 Old School Yard
Messingham, DN17 3RN
£485,000

Bella
properties

Bella Properties are delighted to offer to the market this **STUNNING** detached house for sale, beautifully presented by the current owners and ready to welcome a growing family. This home boasts a spacious open-plan kitchen, equipped with a kitchen island, modern appliances and dining space, making it an ideal setting for family meals or entertaining guests. The kitchen is open plan with the sun room which features stylish bifold doors, adding to the overall aesthetic appeal and versatility of this splendid home. The property also comes with a total of four double bedrooms, three of which come with their own en-suite facilities!

Externally, the property is equally impressive. Set on a great plot, there is plenty of outdoor space including a double garage, ample off road parking and a gorgeous garden to the rear with AstroTurf and patio seating areas.

Located in a peaceful area, this house still benefits from nearby public transport links, nearby schools and local amenities. This location perfectly caters to the needs of a growing family, ensuring easy access to all necessary facilities. This property offers an excellent combination of space, comfort, and convenience and is ready to become your dream family home!



Entrance Hall 7'4" x 16'8" (2.24 x 5.1)

Entrance to the property is via the front uPVC door and into the hallway. LVT flooring with under floor heating and internal doors leading to the living room, kitchen/diner, W/C and study. Oak stairs with glass panelling lead to the first floor accommodation.

Kitchen/Diner 26'8" x 18'8" (8.13 x 5.69)

LVT flooring with under floor heating, spotlights and uPVC window facing to the rear of the property. Base height and wall mounted modern units with integral appliances, instant boiling water tap, quartz counters, splashbacks and central island.

Sun Room 11'3" x 13'8" (3.44 x 4.17)

Open plan with the kitchen/diner. A lovely additional seating area with LVT flooring, under floor heating, dual aspect bifold doors with glass fitted blinds and two Velux windows which are automatic opening.

Living Room 20'11" x 12'1" (6.38 x 3.69)

LVT flooring with under floor heating, uPVC window faces to the rear of the property and uPVC bay window faces to the front of the property. Sliding double doors lead to the kitchen/diner.

W/C 2'6" x 7'4" (0.78 x 2.24)

A two piece suite consisting of toilet and sink.

Utility 10'0" x 5'3" (3.06 x 1.62)

LVT flooring with under floor heating, built in storage, base height units with integrated sink and drainer, complimentary counters and space and plumbing for white goods. uPVC window and door face to the side of the property.

Study 7'9" x 10'6" (2.37 x 3.21)

LVT flooring with under floor heating and uPVC window facing to the side of the property.

Landing 13'9" x 11'5" (4.21 x 3.5)

Carpeted with central heating radiator and large uPVC window facing to the front of the property. Internal doors lead to all four bedrooms and family bathroom.

Master Bedroom 20'11" x 12'1" (6.39 x 3.7)

Carpeted with central heating radiator and uPVC windows facing to the front and rear of the property. Internal door leads to the en-suite.

En-Suite 12'1" x 6'6" (3.69 x 2.0)

Accessible from the master bedroom, and bedroom four. Vinyl effect flooring with two heated towel rails and uPVC window facing to the rear of the property. A four piece suite consisting of bathtub, corner shower cubicle, toilet and sink with vanity unit.

Bedroom Two 13'10" x 17'10" (4.23 x 5.44)

Carpeted with central heating radiator, built in wardrobes and two uPVC windows facing to the side of the property. Internal door leads to the en-suite.

En-Suite 6'8" x 9'4" (2.04 x 2.87)

Tiled flooring with tiled walls, central heating radiator and heated towel rail, and uPVC window facing to the side of the property. A three piece suite consisting of corner shower cubicle, toilet and sink with vanity unit.

Bedroom Three 12'6" x 9'5" (3.82 x 2.89)

Carpeted with central heating radiator and uPVC window facing to the side of the property.

Bedroom Four 10'9" x 9'1" (3.29 x 2.79)

Carpeted with central heating radiator, built in wardrobes and uPVC window facing to the rear of the property. Internal door leads to the en-suite.

Bathroom 7'10" x 9'5" (2.41 x 2.89)

Tiled flooring with tiled walls, spotlights, two heated towel rails and uPVC window facing to the side of the property. A three piece suite consisting of freestanding bath, corner shower cubicle, sink and toilet.

External

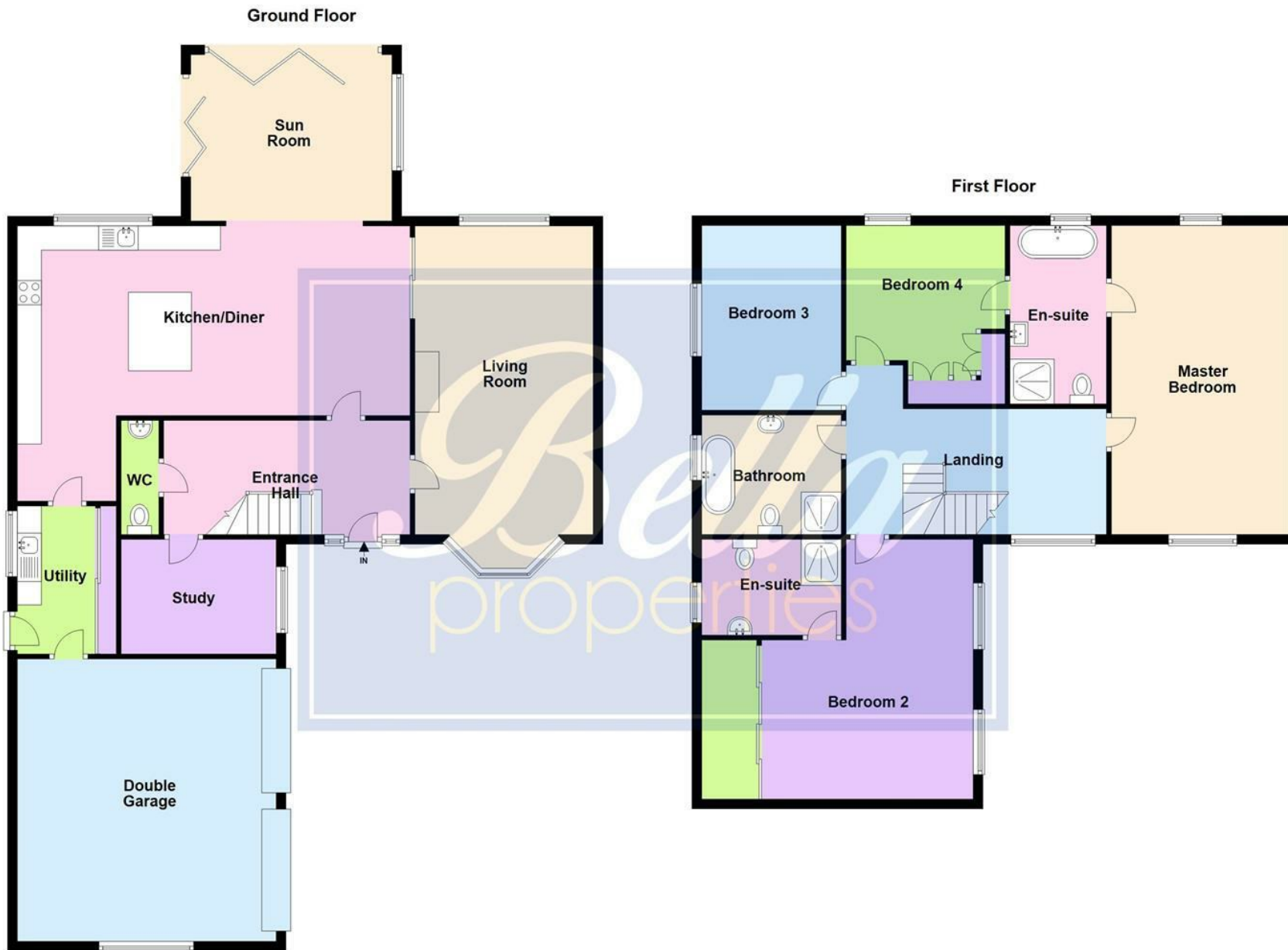
To the front of the property is a large block paved driveway offering ample off road parking. The driveway leads to the front of the property and the integral double garage which measures 5.84m x 5.36m. Access to the rear is down either side of the property where you will find a beautifully presented garden consisting of Astroturf, patio areas and an enclosed pod perfect for entertaining!

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.