



23 Burton Road
Flixborough, DN15 8RW
£350,000

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**** NO CHAIN **** Brought to the market by Bella Properties is this stunning detached FOUR bedroom bungalow, located in the village of Flixborough. Ready for any buyer to move straight into with tasteful décor throughout, this home is perfect for families with it benefitting from four great sized bedrooms, two bathrooms as well as a W/C, a spacious lounge, kitchen/diner and utility. Externally, there are beautiful lawned gardens to both the front and rear, plenty of off road parking and stunning countryside views!

Situated in the quiet village of Flixborough but only a short distance away from the doctors surgery in Burton-upon-Stather, Normanby Park, The Baths Hall and out of town shopping areas including Tesco, Sainsbury's and Marks and Spencer's, and sold with no forward chain for ease of purchase, viewings are now available on this home and come highly recommended!



Entrance Hall

The entrance to the property is via the front hall door revealing the elegant oak staircase and solid oak flooring. It has a radiator and solid oak doors leading to the kitchen/diner, two bedrooms and shower room. Carpeted stairs lead to the first floor accommodation.

Kitchen/Diner 11'10" x 17'11" (3.62 x 5.47)

Tiled flooring with central heating radiator, uPVC window facing to the rear of the property and uPVC French doors leading to the rear garden. Base height and wall mounted modern units with countertops and splash backs. Integrated oven and grill, ceramic hob, two fridges, sink and drainer. Overhead extractor fan as well as plenty of storage space. Room thermostat.

Lounge/Diner 25'0" x 17'8" (7.63 x 5.4)

A spacious lounge/dining room with both carpet and laminate wood effect flooring, two central heating radiators and wall mounted remote controlled balanced flue gas fire. Two uPVC windows face to the rear of the property, and uPVC French doors lead to the rear garden. Room thermostat.

Utility 8'10" x 6'3" (2.71 x 1.92)

Tiled flooring with central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted units with counter top.

Bedroom One 11'10" x 12'5" (3.62 x 3.8)

Laminate wood effect flooring with central heating radiator and uPVC window facing to the front of the property. Room thermostat.

Bedroom Two 12'10" x 12'2" (3.92 x 3.73)

Laminate wood effect flooring with central heating radiator and uPVC window facing to the front of the property. Room thermostat.

Shower Room 7'3" x 5'7" (2.21 x 1.71)

Ceramic tiled flooring with ceramic tiled walls, heated towel rail and uPVC window facing to the front of the property. A three piece suite consisting of large bow fronted shower cubicle, toilet and sink with vanity unit.

Landing

Carpeted with internal oak doors leading to the two bedrooms and bathroom.

Bedroom Three 11'8" x 16'2" (3.56 x 4.95)

Laminate wood effect flooring with central heating radiator and two Velux windows facing to the rear of the property. Room thermostat.

Bedroom Four 12'11" x 12'0" (3.94 x 3.67)

Laminate wood effect flooring with central heating radiator and two Velux windows facing to the rear of the property. Room thermostat. Additional large enclosed storage area/walk in wardrobe space.

Bathroom 11'3" x 4'5" (3.45 x 1.36)

Ceramic tiled flooring and walls, central heating radiator and Velux window facing to the rear of the property. A four piece suite consisting of bathtub, shower, toilet and sink.

External

To the front of the property is a lawned garden with a wrap around driveway offering plenty of off road parking. Access to the rear is down the side of the property where you will find an extremely well presented lawned garden with decking and patio areas, ideal for entertaining. The rear garden also benefits from beautiful, open field views.

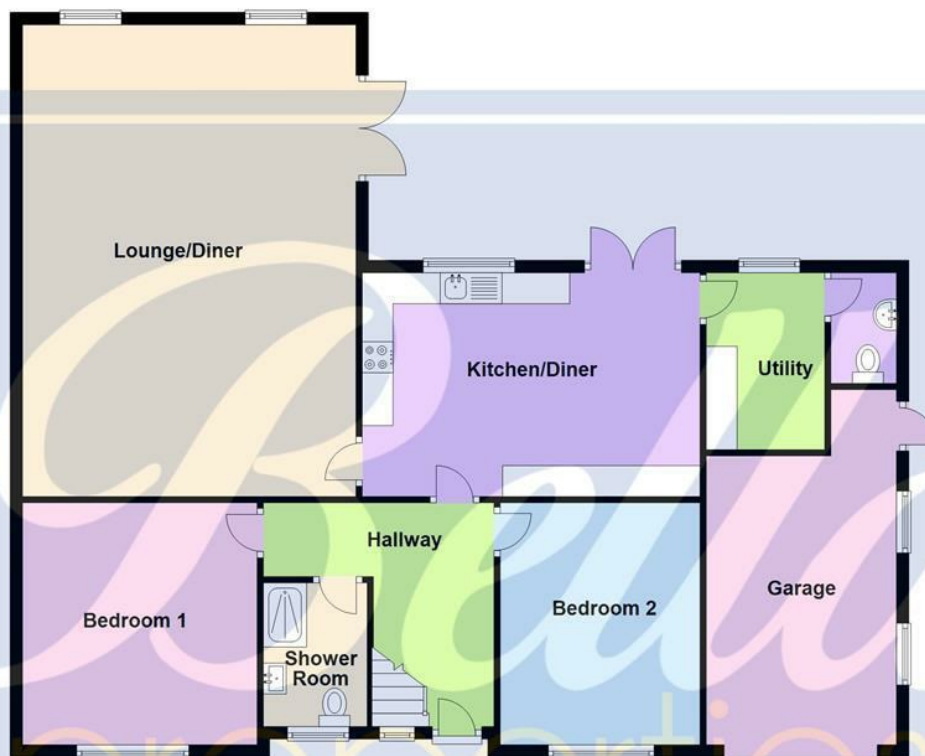
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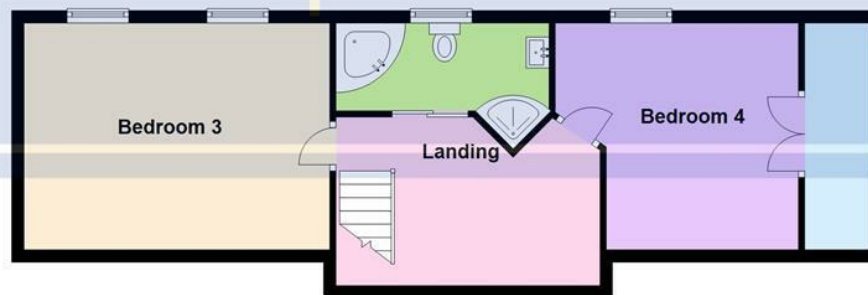




Ground Floor



First Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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