



11 Chestnut Close
Scotter, DN21 3UW
£295,000

Bella
properties

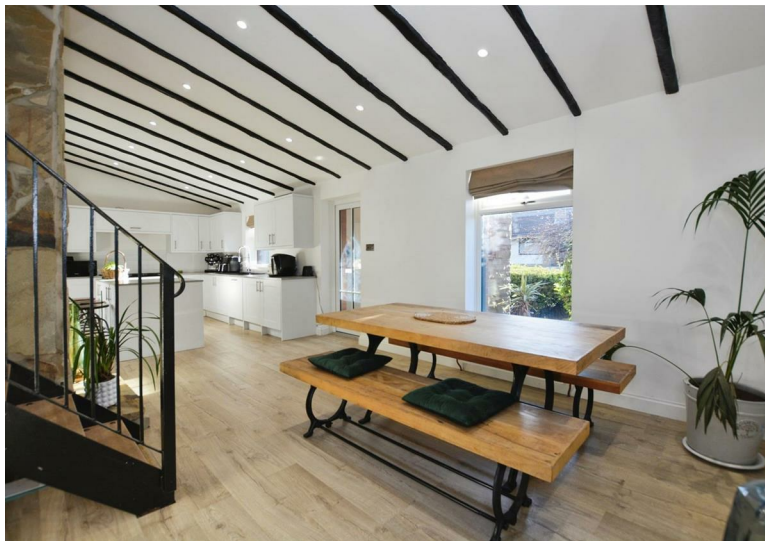
This beautifully presented home has undergone full renovations and offers a perfect blend of modern features and charming character. Chain Free!

With spacious living areas, including a stylish open plan kitchen/diner, featuring a breakfast bar island, integral appliances and a large sandstone feature fireplace. An impressive vaulted ceiling living room with bi-fold doors and feature brick log burner surround and an equally impressive, upgraded modern four piece bathroom with free standing bathtub and ceiling spotlights.

The master bedroom is positioned on the first floor and boasts a vaulted, wooden beamed ceiling with the feature sandstone fire surround adjoining from the ground floor. With ample room for a separate dressing area or office space, this rooms is an eye catching feature of the home.

Offering FOUR bedrooms with the versatile floorplan OR an extra snug, reception room which flows beautifully from the open plan space if only three bedrooms are required.

Externally, the property features a block paved driveway for off street parking to the front and a low maintenance, private rear garden with a social patio area to the rear.



Kitchen/Diner 15'1" x 28'3" (4.61 x 8.62)

Spacious kitchen/diner with stylish upgraded kitchen (2022) featuring a breakfast bar island. Fitted with wall & base units and integral fridge, freezer and dishwasher. This space is light and airy with a vaulted ceiling, spotlights, feature wooden beams with a large sandstone feature fire surround. Two UPVC windows to front aspect (Newly fitted) wood effect laminate flooring with access to the front via porch.

Living Room 24'0" x 14'9" (7.33 x 4.50)

A charming brick surround fireplace houses another log burner, with a vaulted ceiling and oak flooring throughout, this room creates an impressive living space. UPVC patio doors and bay window to the front, as well as bi-fold doors to the rear.

Utility 5'8" x 9'11" (1.73 x 3.04)

The utility offers a practical layout with plumbing for washing machine and space for a dryer with laminate flooring and side door access.

Bedroom 1 8'4" x 28'3" (2.56 x 8.62)

Spacious master bedroom with vaulted ceiling, wooden beams and feature sandstone fireplace adjoining from the ground floor. This space offers a versatile layout with plenty of space for an additional dressing area or office space. Six windows surround this room with wooden flooring throughout.

Bedroom 2 10'10" x 9'11" (3.31 x 3.04)

With ceiling spotlights, two UPVC windows to the side and one to the front aspect with laminate flooring throughout. This room would be ideal for separate space living as it is positioned at the end of the home and is accessible via its own side door access.

Snug/Bedroom 3 8'7" x 9'8" (2.62 x 2.97)

With ceiling spotlights, wooden beams and two UPVC windows to rear (newly fitted) with wood effect laminate flooring.

Bedroom 4 8'7" x 8'0" (2.62 x 2.46)

With ceiling spotlights, wooden beams and UPVC window to rear (newly fitted) with wood effect laminate flooring.

Bathroom 9'9" x 8'7" (2.99 x 2.62)

Stylishly designed (newly fitted) bathroom boasts a freestanding bathtub, walk in shower, WC, sink & storage cupboard. Fully tiled floor and walls with ceiling spotlights and a wall mounted towel rail.

External

To the front of the property there is a block paved driveway offering off street parking, with a pathway leading to the front porch. The front is surrounded by trees and shrubs, creating a private setting. To the rear is a low maintenance lawned garden, with a social patio area enclosed by hedges for privacy and seclusion.

Disclaimer

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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		
(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		
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