



For Sale: £440,000. Freehold
Castle Road, Cookley, DY10 3TE

- Three bedrooms
- Three reception areas
- Extended
- Modern

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this extended three bedroom detached property to the market. The property benefits from: Entrance porch, hallway, living room, additional reception area, kitchen diner, utility, orangery, guest cloaks, three bedrooms, bathroom, enclosed landscaped rear garden with pond and hot tub, driveway and garage. Must be viewed to appreciate the wealth and versatility of the accommodation. EPC D61.

Entrance Porch UPVC windows to the front elevation, door to hallway, ceiling light point and wall light point.

Hallway Doors radiate off to lounge, sitting room and WC. Stairs rise to the first floor landing. Ceiling light point, gas central heating radiator, fuse board and electric meter.

Lounge Walk-in UPVC bay window to the front elevation, feature fireplace with gas fire, two wall light points, ceiling light point and gas central heating radiator.

Sitting Room UPVC window to the side elevation, archway to dining kitchen, solid fuel fire, two wall light point and ceiling light point.

Dining Kitchen Fitted with a range of wall and base units with complimentary marble work surface over and inset 1.5 bowl sink with mixer tap. Built in Belling double oven, 5-ring Zanussi gas hob and dishwasher. Lantern roof window. UPVC door and window to the orangery and door to the utility room. Recessed ceiling spot light and gas central heating radiator.

Utility Room Wall mounted Worcester boiler, fitted units with work surface over, space and plumbing for an automatic washing machine and space for a tall fridge freezer and a tumble dryer. Built in cloaks storage. Ceiling light point and gas central heating radiator.

Orangery UPVC French doors to the side and the rear elevations. Lantern roof window. UPVC windows to the rear and side elevations. Recessed ceiling spot lights and underfloor heating.

WC Low level WC and ceiling light point.

Landing UPVC window to the side elevation, doors to bedrooms and bathroom. Loft access hatch and ceiling light point.

Bedroom One UPVC window to the rear elevation, ceiling light point and gas central heating radiator.

Bedroom Two UPVC window to the front elevation, built in mirrored wardrobe, ceiling light point and gas central heating radiator.

Bedroom Three UPVC window to the front elevation, ceiling light point and gas central heating radiator.

Bathroom Four piece white suite comprising of roll top free-standing bath, shower enclosure with mains shower, pedestal sink unit and low level WC. UPVC window to the rear elevation, ceiling light point and gas centrally heated towel rail. Full tiling to walls.

Garage Double opening doors to the front elevation and personnel access door to the rear garden. Two ceiling strip lights.

Externally To the front is a good-sized block paved driveway with established planted fore garden. To the rear is a good sized Indian sandstone patio with stepping stones through the lawn to the rear seating area complete with hot tub and views over the pond. Borders are fenced with established planting.



Room Details

Entrance Porch	2.29m x 1.35m (7'6" x 4'5")
Lounge	3.42m x 3.87m (11'3" x 12'8")
Sitting Room	3.40m x 3.34m (11'2" x 10'11")
Dining Kitchen	5.58m x 3.12m (18'4" x 10'3")
Utility Room	2.18m x 2.12m (7'2" x 6'11")
Orangery	5.84m x 3.87m (19'2" x 12'8")
WC	1.48m x 0.78m (4'10" x 2'7")
Bedroom One	3.42m x 3.35m (11'3" x 10'12")
Bedroom Two	3.35m x 3.42m (10'12" x 11'3")
Bedroom Three	2.10m x 2.17m (6'11" x 7'1")
Bathroom	2.29m x 2.10m (7'6" x 6'11")
Garage	7.69m x 2.24m (25'3" x 7'4")

GROUND FLOOR
828 sq. ft. (76.9 sq.m.) approx.

1ST FLOOR
412 sq. ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the footprints contained here, measurements of all plans, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and appearance shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
Made with Bluebeam®

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	61	83	<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

