

Meadow Drive, Gristhorpe

Guide Price £225,000



**WELL PRESENTED THREE BEDROOM##MASTER BEDROOM EN SUITE##LOUNGE PLUS CONSERVATORY##LARGE KITCHEN##FAMILY BATHROOM##BOILER WITH GUARANTEE##DOUBLE GLAZING-CENTRAL HEATING##OFF ROAD PARKING##SOUTH FACING GARDEN.**

### **Kitchen** 3.65m x 3.49m - 12'0" x 11'5"

UPVC double glazed window and UPVC double glazed door to the front aspect, range of Beech effect wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric double oven with four ring gas hob, extractor hood, space for washing machine, space for fridge freezer, cupboard housing the Logic Max combi boiler ( still under warranty) and power points.

### **Storage Cupboard**

UPVC double glazed window to the front aspect, fuse box, gas meter and light.

### **Hall Way**

UPVC double glazed door to the rear aspect, under stairs storage cupboard, radiator, stairs to the first floor landing.

### **Lounge** 5.61m x 3.81m - 18'5" x 12'6"

UPVC double glazed window to the front aspect, UPVC double glazed French Doors to the rear giving access to the conservatory, Feature fireplace with gas effect log burning stove, TV point, radiator and power points.

### **Conservatory** 4.06m x 3.37m - 13'4" x 11'1"

UPVC double glazed windows to the rear and side aspect, UPVC double glazed French Doors to the side giving access to the South facing rear garden, power points and light.

### **First Floor Landing**

UPVC double glazed window to the rear aspect, storage cupboard, radiator and power points, stairs to the second floor landing.

#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## **Bedroom Two** 3.81m x 2.83m - 12'6" x 9'3"

UPVC double glazed window to the rear aspect, with countryside views, fitted wardrobes, radiator and power points.

## **Bedroom Three** 3.69m x 2.47m - 12'1" x 8'1"

UPVC double glazed window to the front aspect, TV point, radiator and power points, currently used as an office.

## **Family Bathroom**

UPVC double glazed window to the front aspect, white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with shower over, extractor fan, radiator and tiled flooring.

## **Second Floor Landing**

Access to Master bedroom.

## **Master bedroom** 7.44m x 2.81m - 24'5" x 9'3"

Two Velux windows to the rear aspect with countryside views, eaves storage to both sides, TV point, radiator and power points.

## **En Suite**

White three piece suite comprising of low flush WC, wash hand basin, fully tiled shower cubicle with electric shower, extractor fan, radiator and tiled flooring.

## **Rear Garden**

Larger than average South facing garden with Indian Stone patio area, leading to the lawn with mature hedge borders, the garden continues to where previous owners had a veg plot, apple tree, compost heap.

### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## **Front**

Designated off street parking for two vehicles leading to the driveway at the side of the house with further off street parking for another vehicle. Double gates leading to the South facing rear garden.

## **Utility Brick Shed**

Brick built with door to the front and window to the side space for tumble dryer, power points and light.

## **Garden / Bike Store**

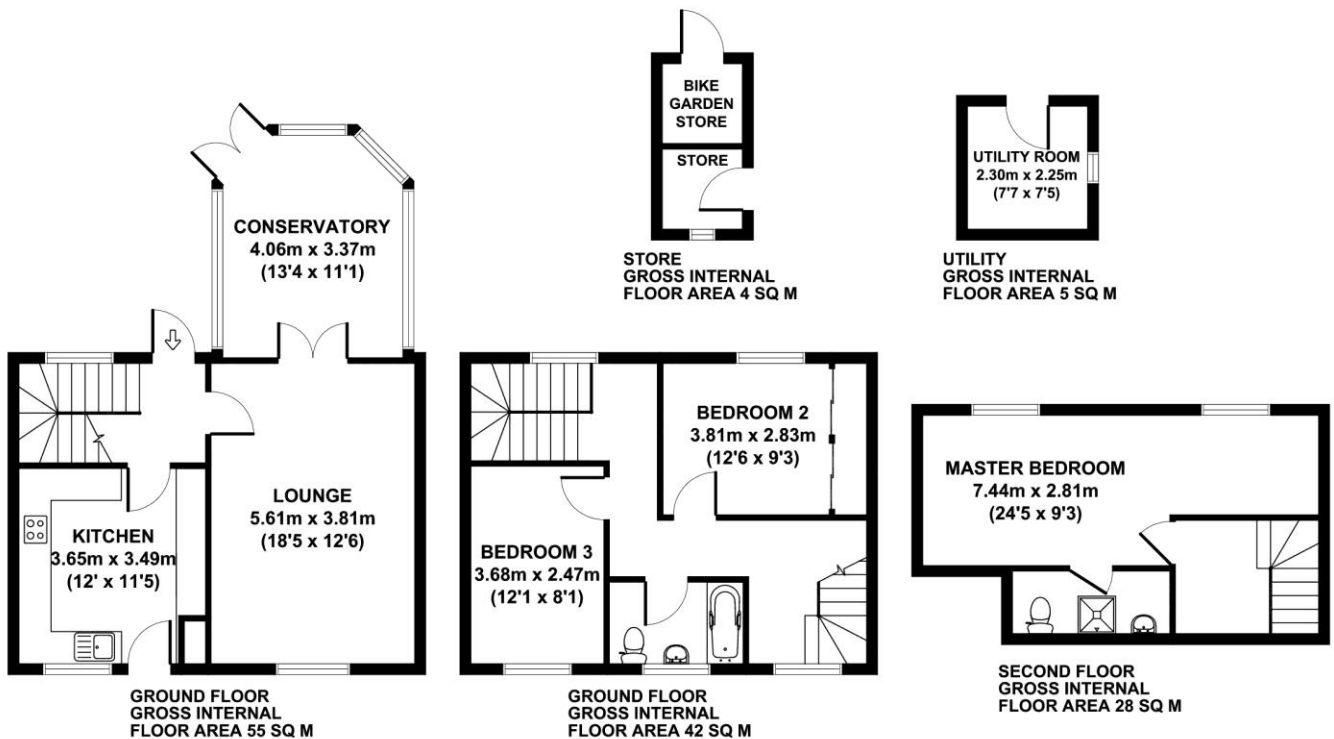
Brick built with door to the front and light.

## **Brick Store**

Brick built with door to the side with power point and light

### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



**MEADOW DRIVE, GRISTHORPE**

**APPROX. GROSS INTERNAL FLOOR AREA 134 SQ M / 1442 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.