





LOVELY PROPERTY ON ALMOND ROAD IN CANTLEY WITH TWO BEDROOMS AND DECEPTIVELY SPACIOUS ACCOMMODATION. This pleasant position on a sought after residential estate in DN4 offers all purchasers an excellent opportunity to buy this home at a great price. Nicely presented throughout, you will not be disappointed when you view this and it is available with no upward chain. The property in brief comprises of entrance hallway, lounge with feature fireplace, separate dining room, kitchen, stairs to the first floor landing, two spacious bedrooms, bathroom, front/rear gardens and off street parking on the driveway. VIEWINGS ARE RECOMMENDED.



ENTRANCE HALL

7' 3" x 9' 1" (2.21m x 2.77m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, stairs to the first floor landing, storage cupboard and open access to the dining room.

DINING ROOM

7' 2" x 9' 11" (2.20m x 3.04m) Lovely breakfast/dining space with door to the kitchen, door to the lounge, rear facing double glazed window, two storage cupboards and coving to the ceiling.

LIVING ROOM

10' 5" x 19' 6" (3.19m x 5.96m) Fabulous living room with feature electric fire, decorative brick fire surround, front facing double glazed window and rear facing double glazed sliding doors to the garden.

KITCHEN

9' 6" x 13' 1" (2.92m x 4.01m) Nicely presented kitchen with a range of fitted kitchen units at both eye and base level, work surfaces incorporating a single bowl sink with drainer, space for a fridge/freezer, plumbing for a washing machine, space for a cooker with gas hob, radiator, wood panelled walls, front and rear facing double glazed frosted door.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 6" x 3' 10" (2.00m x 1.18m) Providing access to both bedrooms/bathroom, radiator, side facing double glazed window and a loft access point.



BEDROOM

14' 11" x 9' 7" (4.55m x 2.94m) Fantastic double bedroom with front facing double glazed window, radiator and a storage cupboard.

BEDROOM

11' 3" x 9' 7" (3.45m x 2.94m) Further spacious bedroom at the rear of the house with rear facing double glazed window, radiator and coving to the ceiling.







BATHROOM

6' 6" x 5' 5" (1.99m x 1.67m) Benefitting from a three piece suite comprising of a low flush WC, wash hand basin, bath with shower curtain rail above, shower unit, partially tiled walls and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

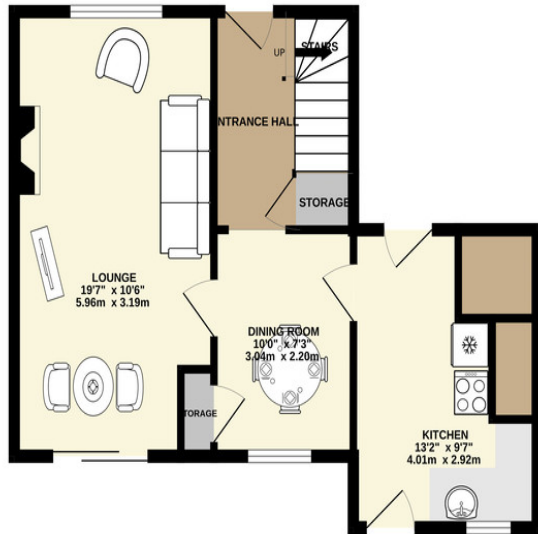
Fence enclosed front garden and paved surface with double gates providing access for off street parking.

REAR GARDEN

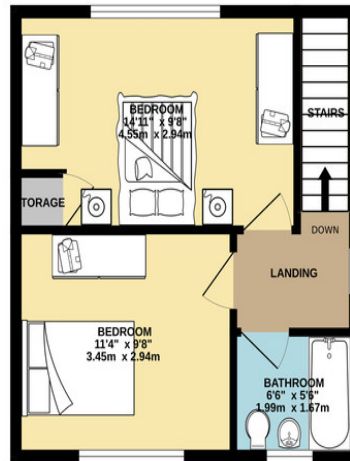
Fence enclosed garden with paved patio, raised pebbled areas and a rear access gate.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		