

**GREAT FAMILY HOUSE IN ARMTHORPE WITH THREE FABULOUS SPACIOUS BEDROOMS, LOVELY SIZE GARDEN AND OFFERS PLENTY OF POTENTIAL. Positioned in a sought after area within DN3, just a short distance to the M18 access and all Armthorpe's amenities, you will want to view this one early. Available now for sale with no onward chain, this great home has spacious accommodation that briefly comprises of entrance hallway, living room with feature fireplace, separate dining room, conservatory, kitchen, stairs, first floor landing, three fantastic bedrooms, bathroom with three piece suite, paved area to the front, enclosed rear garden and storage garage/building. SUPERB BUY.**

### ENTRANCE HALL

16' 2" x 6' 11" (4.94m x 2.11m) The property is accessed via the front facing double glazed door to the entrance hallway, front facing double glazed window, access to the stairs leading to the first floor landing.

### LIVING ROOM

15' 8" x 10' 10" (4.80m x 3.32m) Spacious reception room with rear facing double glazed window, radiator, coving and a coal effect gas fire with a feature decorative surround.

### DINING ROOM

9' 8" x 10' 10" (2.97m x 3.32m) Separate dining space with rear facing double glazed French doors to the conservatory, radiator, coving, double doors to the living room and door to the hallway.

### LEAN TO CONSERVATORY

9' 7" x 7' 8" (2.93m x 2.34m) Overlooking the rear garden with rear facing double glazed door, side facing double glazed window and rear facing double glazed window.

### KITCHEN

9' 3" x 6' 10" (2.83m x 2.10m) Nicely presented kitchen with fitted units at eye and base level, work surfaces incorporating a single bowl sink with drainer unit, partially tiled walls, coving to the ceiling, spotlights, storage cupboard beneath the stairs, four ring gas hob with extractor fan above, electric oven, plumbing for a washing machine, tiled flooring, front facing double glazed window and side facing double glazed frosted door.

### STAIRS

Leading from the entrance hallway to the first floor landing.



### LANDING

8' 6" x 6' 11" (2.61m x 2.11m) Providing access to all bedrooms/bathroom, front facing double glazed window, radiator and loft access point.

### BEDROOM

11' 9" x 10' 11" (3.60m x 3.33m) Double bedroom with rear facing double glazed window, radiator and coving.







### **BEDROOM**

13' 8" x 10' 10" (4.18m x 3.32m) Further spacious double bedroom with rear facing double glazed window, radiator, fitted wardrobes, storage cupboard and a ceiling fan.

### **BEDROOM**

10' 6" x 6' 11" (3.22m x 2.11m) Positioned at the front of the house with front facing double glazed window, radiator, coving and storage cupboard.

### **BATHROOM**

6' 0" x 6' 10" (1.84m x 2.09m) Benefitting from a three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, electric shower unit, tiled flooring, tiled walls, radiator, coving and a side facing double glazed frosted window.



### **FRONT GARDEN**

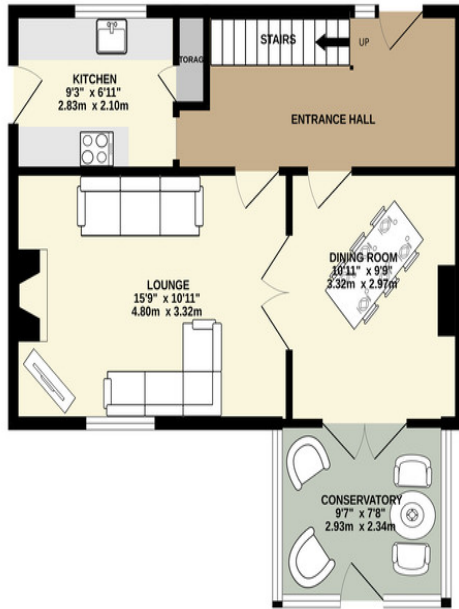
Paved area with partial enclosure and side access to the rear garden.

### **REAR GARDEN**

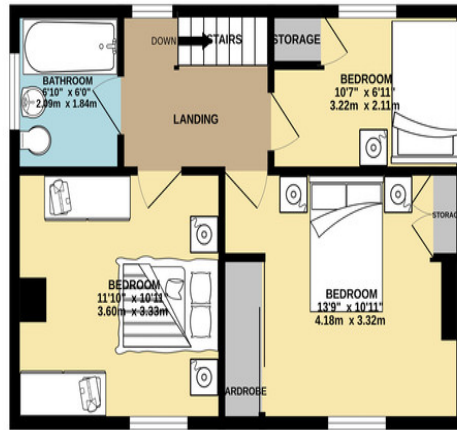
Enclosed rear garden with majority laid to lawn, paved patio, fence enclosure and side access gate.



GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 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		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		