





SUPERB DETACHED HOUSE IN A MUCH SOUGHT AFTER EDENTHORPE LOCATION OFFERING A DECEPTIVELY SPACIOUS FAMILY HOME.

Beautifully presented throughout this is sure to tick all of a purchasers boxes and simply should be seen to be fully appreciated. The property in brief comprises of entrance hallway, L-shaped living/dining room, kitchen, inner hallway, stairs to the first floor landing, three lovely bedrooms, bathroom, single garage, off street parking, front garden and rear garden with pond. GREAT BUY IN DN3.



ENTRANCE HALL

3' 4" x 6' 3" (1.03m x 1.93m) The property is accessed via the side facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, tiled flooring, storage cupboard, radiator and alarm system.

LIVING ROOM

11' 9" x 14' 6" (3.60m x 4.44m) Fantastic reception space that has open access to the dining area at the rear with front facing double glazed window, radiator, double doors to the inner hall, electric feature fireplace with decorative surround, coving to the ceiling, television point and telephone point.

DINING ROOM

8' 6" x 8' 8" (2.61m x 2.66m) Accessed from the living room with door to the kitchen, radiator, coving to the ceiling and rear facing double glazed sliding doors to the garden.

KITCHEN

11' 6" x 8' 5" (3.53m x 2.59m) Beautifully presented kitchen with a range of fitted units at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor fan above, electric oven, space for a fridge/freezer, plumbing for a washing machine, space for a tumble dryer, partially tiled walls, heated towel radiator, rear facing double glazed window and rear facing double glazed frosted door to the garden.

INNER HALL

Double doors from the living room provide access to a storage cupboard and the stairs.

STAIRS

Leading from the inner hallway to the first floor landing with side facing double glazed window.

LANDING

2' 6" x 9' 2" (0.77m x 2.81m) Providing access to the bedrooms/bathroom, storage cupboard, loft access point with drop down ladder and the loft also benefits from power point and lighting.



BEDROOM

10' 4" x 14' 7" (3.15m x 4.47m) Lovely double bedroom with fitted wardrobes, front facing double glazed window, radiator and spotlights with dimmer control.

BEDROOM

10' 4" x 8' 8" (3.15m x 2.65m) Further double bedroom with radiator, television point and rear facing double glazed window.







BEDROOM

9' 10" x 7' 10" (3.02m x 2.41m) A generous single bedroom with front facing double glazed window and radiator.

BATHROOM

9' 9" x 8' 8" (2.98m x 2.66m) Superb spacious bathroom with low flush WC, wash hand basin, bath with central waterfall tap, separate shower cubicle, electric shower unit, tiled walls, tiled flooring, towel radiator and two rear facing double glazed windows.



FRONT GARDEN & DRIVEWAY

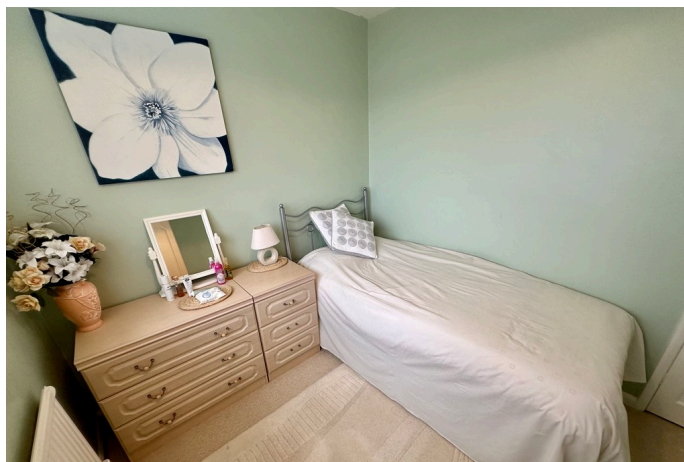
Small lawned area with open access to the driveway providing off street parking, plus side access to the shed and rear garden.

GARAGE

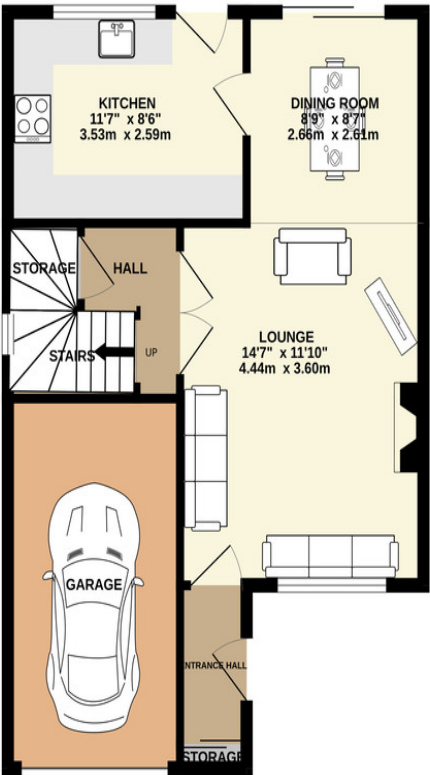
Single garage accessed from the driveway at the front.

REAR GARDEN

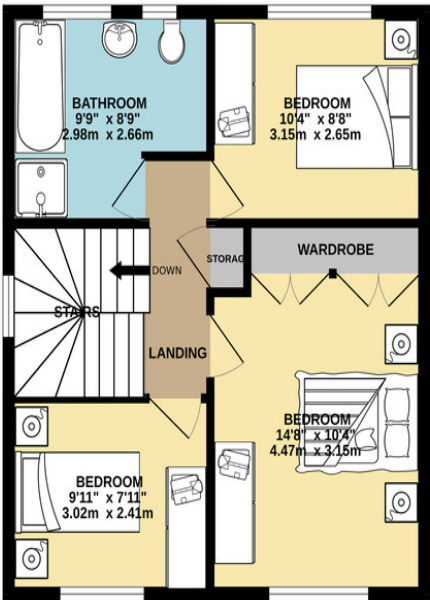
Private rear garden with small pond/water feature, paved patio, fence/wall enclosure, greenhouse included, double power point available in the greenhouse, double garden power point and external lighting.



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		

TOTAL FLOOR AREA : 1013 sq.ft. (94.2 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 availability or efficiency can be given.