





SUPERB MODERN THREE BEDROOM BAY FRONTED SEMI-DETACHED HOME WITH FABULOUS DECOR THROUGHOUT AND STUNNING OPEN PLAN L-SHAPED KITCHEN/DINER. You will not want to miss this one, the ideal family home on the sought after road Jossey Lane in Scawthorpe. Just a short walk to the local school and briefly comprising of entrance hallway, living room, kitchen/diner, stairs to the first floor landing, three lovely generous bedrooms, beautiful bathroom with three piece suite, driveway, garage, front and rear gardens. LOVELY LOCATION IN DN5.



ENTRANCE HALL

5' 10" x 5' 6" (1.80m x 1.70m) This stunning home is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, stairs to the first floor landing, spotlights to the ceiling and a telephone point.

LIVING ROOM

11' 11" x 13' 6" (3.65m x 4.13m) Beautiful bright reception space with feature media wall including tiled surround, radiator, spotlights, front facing double glazed bay window and double doors to the kitchen/diner.

KITCHEN

5' 2" x 17' 5" (1.6m x 5.31m) Superb kitchen with a range of fitted cabinetry, work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor hood above, single electric oven, plumbing for a washing machine, partially tiled walls, tiled flooring, spotlights, radiator, side facing double glazed window and rear facing double glazed door to the garden.

DINING AREA

11' 5" x 11' 3" (3.50m x 3.45m) The dining area is open plan with the kitchen providing the perfect family entertaining space with breakfast island, space for a table, rear facing double glazed French doors, space for a fridge/freezer and radiator.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

5' 10" x 8' 6" (1.80m x 2.60m) Providing access to all bedrooms/bathroom, side facing double glazed window and spotlights.

BEDROOM

11' 10" x 11' 6" (3.63m x 3.51m) Spacious double bedroom with front facing double glazed bay window, radiator and spotlights.







BEDROOM

11' 1" x 11' 4" (3.38m x 3.47m) Further double bedroom overlooking the rear garden, rear facing double glazed window, radiator and spotlights.

BEDROOM

6' 9" x 7' 7" (2.07m x 2.32m) Spacious single bedroom positioned at the rear of the house with rear facing double glazed window, radiator, spotlights and loft access point.

BATHROOM

5' 9" x 6' 3" (1.76m x 1.93m) Fabulous three piece suite comprising of an L-shaped bath with shower screen mounted above, dual shower head, low flush WC, wash hand basin, partially tiled walls, tiled flooring, heated towel radiator and front facing double glazed frosted window.



FRONT GARDEN

Double gates lead to off street parking on the driveway, small lawned front garden with hedge to the side and open access to the rear garden.

DRIVEWAY & GARAGE

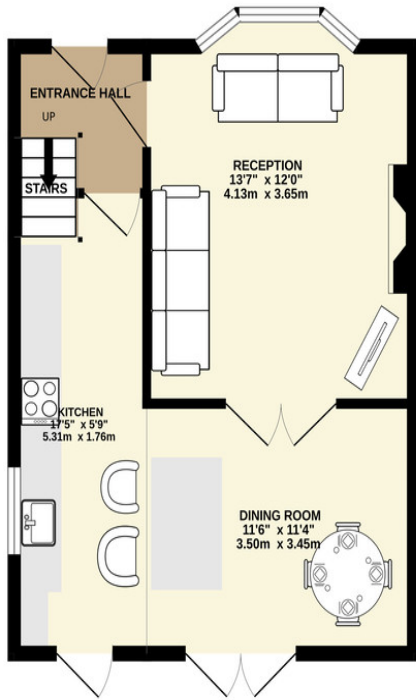
Driveway leads to single garage at the rear.

REAR GARDEN

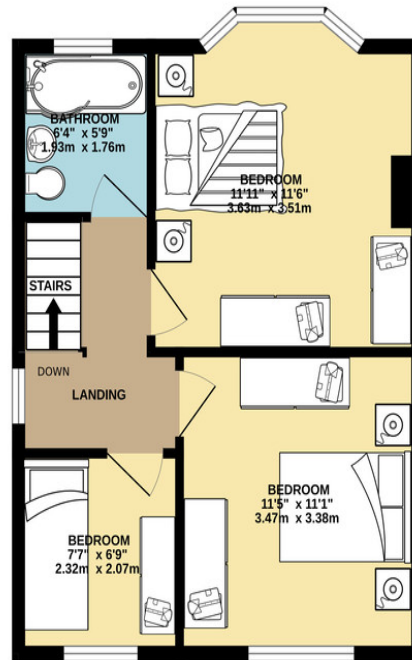
Central lawn with surrounding shrub beds.



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 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	62 D	
39-54	E		
21-38	F		