





SUPERB FAMILY HOME ON LONG FIELD DRIVE WITHIN THE SOUGHT AFTER VILLAGE OF EDENTHORPE, JUST A SHORT DISTANCE TO ALL LOCAL AMENITIES AND POPULAR SCHOOLS. This delightful home has been altered from a four bedroom to a three bedroom providing excellent bedroom space on the first floor. A garage conversion has also made the most of the available accommodation and now provides the ideal family home with beautiful open plan living/kitchen/diner at the rear. You will not want to miss this lovely house which in brief comprises of entrance porch/hallway, sitting room, open plan living/kitchen/diner, separate living room, utility room, WC, passage/storage area, stairs to the first floor landing, master bedroom with en-suite shower room, two further spacious bedrooms, family bathroom, paved off street parking and enclosed rear garden with shed/summer house. GREAT FAMILY LOCATION IN DN3.



ENTRANCE PORCH

5' 10" x 2' 7" (1.80m x 0.80m) This lovely house is accessed via the front facing double glazed frosted door, laminate flooring through into the hallway and a radiator.

ENTRANCE HALL

With door to the sitting room and access to the stairs.

SITTING ROOM

7' 5" x 12' 0" (2.28m x 3.66m) The first reception room is a versatile space and currently utilised as a sitting room with door to the passage/storage room, front facing double glazed window, spotlights and laminate flooring.

PASSAGE/STORAGE

7' 5" x 3' 11" (2.28m x 1.20m) Benefitting from fitted storage units at both eye and base level, plus a door to the kitchen.

LIVING/KITCHEN/DINER

23' 4" x 19' 4" (7.13m max 5.69m min x 5.91m) Fantastic open plan living kitchen/diner at the rear of the house with rear facing double glazed French doors to the garden, central island/breakfast bar, modern fitted kitchen with a range of eye and base level units, work surfaces with matching splash backs incorporating a single and half bowl sink with drainer, space for a fridge/freezer, five ring gas hob, electric double oven, integrated microwave, spotlights, rear facing double glazed window, radiator, door to the living room and door to the utility room.

LIVING ROOM

11' 6" x 14' 0" (3.52m x 4.28m) Positioned at the front of the house with front facing double glazed bay window, radiator, coving and feature electric fireplace.



UTILITY ROOM

4' 3" x 5' 7" (1.31m x 1.71m) Side facing double glazed frosted door, laminate flooring, door to the WC, fitted eye and base level storage, partially tiled walls, space for a tumble dryer and plumbing for a washing machine.

WC

4' 3" x 4' 0" (1.32m x 1.22m) Benefitting from a low flush WC, wash hand basin within a vanity unit, laminate flooring, towel radiator and an extractor fan.







STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 6" x 2' 10" (2.29m x 0.88m) Providing access to all bedrooms/bathroom and storage cupboard.

BEDROOM

8' 6" x 12' 1" (2.60m x 3.69m) Fabulous master bedroom with fitted wardrobes/dressing area, front facing double glazed window, radiator and a door to the en-suite.



ENSUITE

6' 1" x 5' 2" (1.87m x 1.59m) Nicely presented shower room comprising of a low flush WC, wash hand basin within a vanity unit, corner shower cubicle with electric shower unit, heated towel radiator, tiled walls and front facing double glazed frosted window.

BEDROOM

8' 3" x 18' 10" (2.53m x 5.76m) Very large second bedroom with front and rear facing double glazed window, radiator, storage cupboard, loft access point and ceiling fan.



BEDROOM

8' 0" x 11' 10" (2.46m x 3.62m) Third spacious bedroom with views over the rear garden via the rear facing double glazed window, radiator, laminate flooring and a ceiling fan.

BATHROOM

7' 3" x 6' 10" (2.23m x 2.09m) The bathroom has a three piece suite comprising of bath with glass shower screen above, electric shower unit, low flush WC, wash hand basin within a vanity unit, tiled walls, extractor fan and rear facing double glazed frosted window.

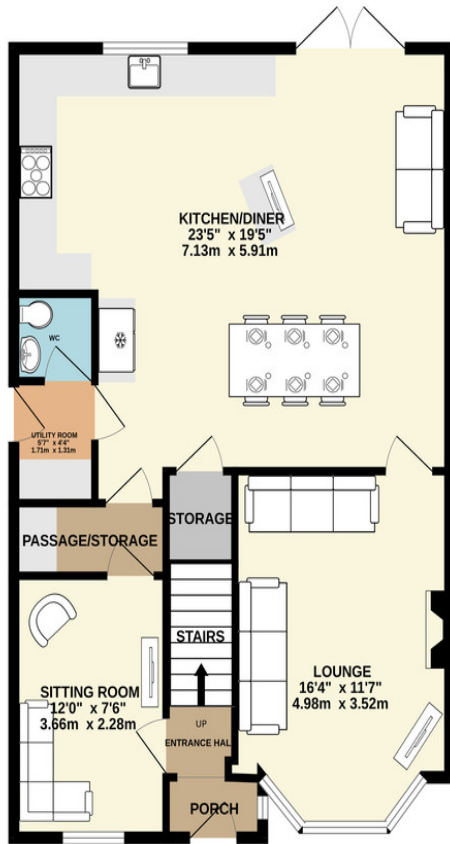
PAVED OFF STREET PARKING

Open access to the paved driveway at the front providing off street parking for two cars.

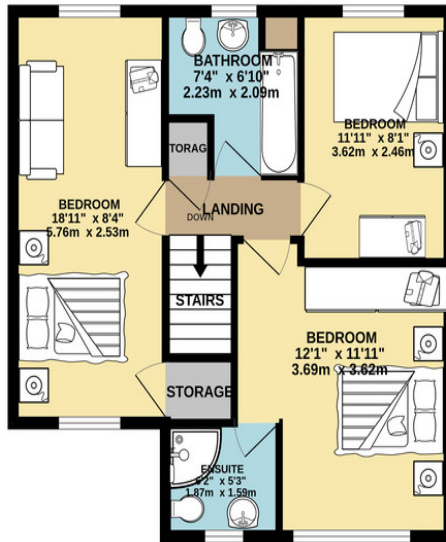
REAR GARDEN

Rear fence enclosed garden with central astro turf, paved patio, side access via a gate and shed/summer house included.

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		