





**WHAT A BEAUTIFUL EXTENDED FAMILY HOME OFFERING REAR CONSERVATORY AND A QUIET CUL DE SAC POSITION. This delightful semi-detached home is definitely one to view early at this great price, it is sure to be a popular one with all buyers. The house briefly comprises of entrance hallway, living room, kitchen, conservatory, stairs to the first floor landing, five lovely bedrooms, shower room, integral garage, front and rear gardens. WONDERFUL QUIET LOCATION IN DN3.**



#### **ENTRANCE HALL**

6' 0" x 13' 3" (1.83m x 4.04m) This lovely family house is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, laminate flooring, radiator, coving to the ceiling, storage cupboard, alarm system and stairs to the first floor landing.

#### **LIVING ROOM**

11' 4" x 13' 3" (3.46m x 4.04m) Fantastic cosy reception room with central feature decorative fireplace, radiator, coving and a front facing double glazed bow window.

### KITCHEN/DINER

17' 6" x 8' 4" (5.34m x 2.55m) Open plan kitchen/dining space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink, partially tiled splash backs, space for a range style cooker with gas hob, extractor hood above, plumbing for a slimline dishwasher, space for an American style fridge/freezer, rear facing double glazed window, tiled flooring, radiator, coving, spotlights and rear facing double glazed French doors to the conservatory.

### CONSERVATORY

14' 4" x 10' 8" (4.37m x 3.27m) Beautiful extra reception space ideal for dining/sitting with side/rear facing double glazed windows, tiled flooring and rear facing double glazed French doors to the patio.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

6' 4" x 7' 0" (1.94m x 2.15m) Providing access to all bedrooms/shower room, loft access point and a drop down ladder is available.

### BEDROOM

10' 11" x 12' 0" (3.34m x 3.67m) The primary bedroom benefits from a front facing double glazed window, wardrobes are included, radiator, coving and spotlights.

### BEDROOM

10' 11" x 9' 10" (3.34m x 3.01m) The second bedroom also benefits from included wardrobes, rear facing double glazed window, radiator and coving to the ceiling.



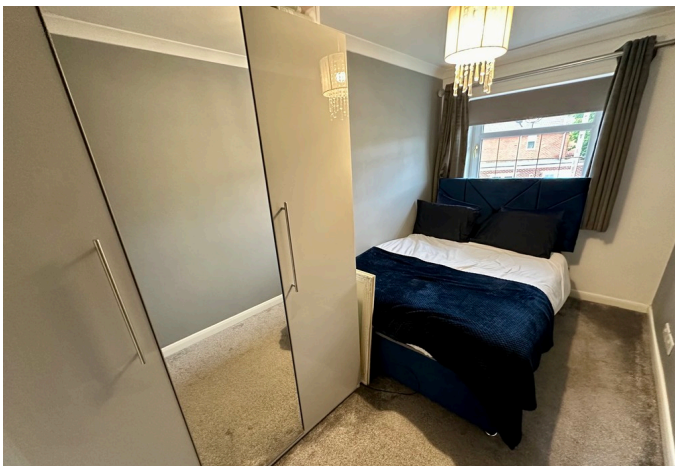
### BEDROOM

6' 10" x 12' 7" (2.10m x 3.86m) Part of the extension the third bedroom with front facing double glazed window, radiator, laminate flooring and coving.

### BEDROOM

6' 11" x 8' 11" (2.13m x 2.74m) The fourth bedroom is an L-shaped room with rear facing double glazed window, radiator, laminate flooring and coving.







### **BEDROOM**

6' 5" x 6' 11" (1.97m x 2.13m) Positioned at the front of the house the smallest bedroom is utilised as an office space with front facing double glazed window, radiator and coving.

### **SHOWER ROOM**

6' 11" x 5' 6" (2.12m x 1.69m) Beautiful shower rom with walk-in shower, dual shower head, spotlights, extractor fan, vertical radiator, low flush WC, wash hand basin within a vanity unit, mirror with bluetooth speaker and a rear facing double glazed frosted window.



### **INTEGRAL GARAGE**

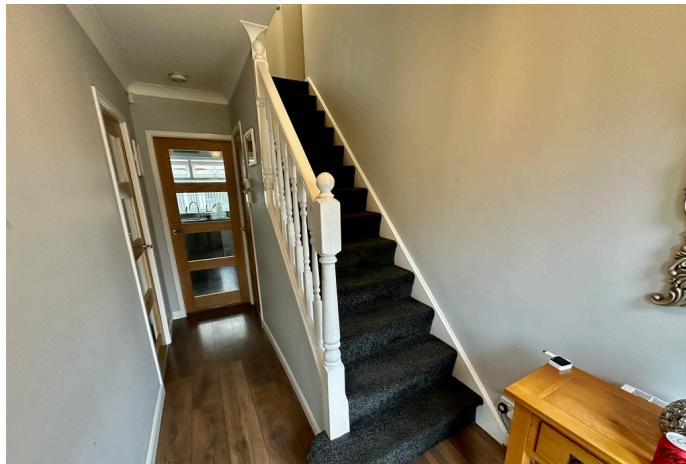
Accessed via the driveway and benefits from power points, lighting, boiler unit, space for a freezer, space for a dryer, front up and over door, plus further rear access door to the patio.

### **FRONT GARDEN/DRIVEWAY**

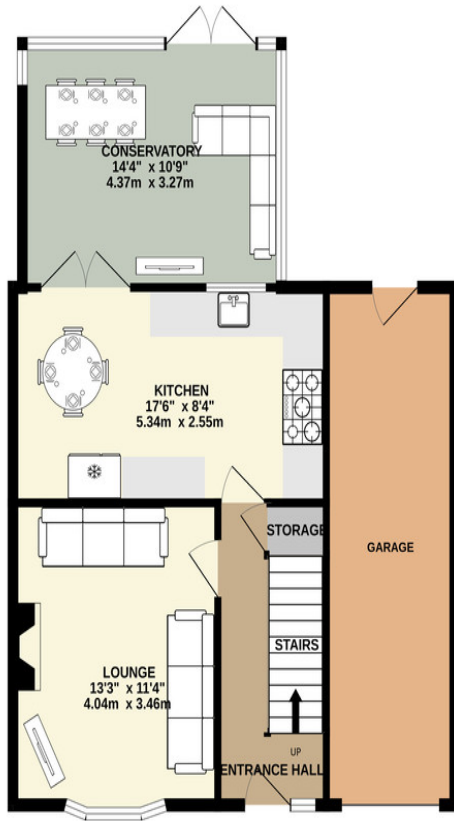
Small lawned area, open access to the paved driveway and off street parking in front of the house.

### **REAR GARDEN**

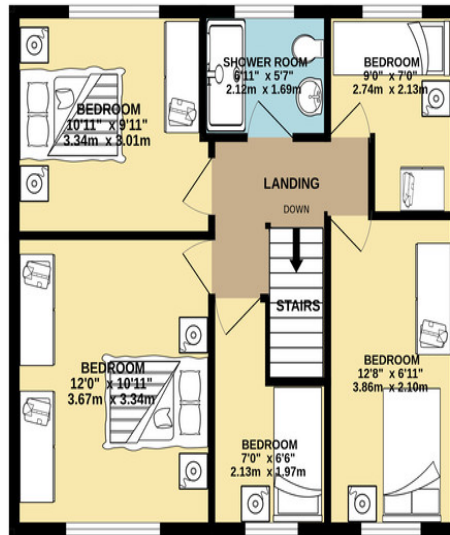
Fence enclosed rear garden that benefits from an L-shaped paved patio.



GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq.ft. (117.3 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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		