





**BEAUTIFUL MODERN END TOWNHOUSE ON A SOUGHT AFTER FAMILY RESIDENTIAL ESTATE IN ARMTHORPE. This superb property has plenty to offer to all purchasers with spacious living accommodation, stylish presentation and a fabulous garden, you will not want to miss this one. The house briefly comprises of entrance hallway, WC, living room, kitchen/diner, stairs to the first floor landing, three lovely bedrooms, bathroom, allocated parking space and enclosed rear garden. GREAT BUY IN DN3.**



#### **ENTRANCE HALL**

3' 4" x 5' 8" (1.03m x 1.75m) This fantastic home is accessed via the front facing double glazed door to the entrance hallway, door to the WC, laminate flooring and a radiator.

#### **WC**

2' 9" x 5' 8" (0.85m x 1.75m) Benefitting from a low flush WC, wash hand basin, radiator, laminate flooring and a front

facing double glazed frosted window.

### **LIVING ROOM**

12' 1" x 15' 7" (3.70m x 4.77m) Fabulous reception space with open access to the stairs, front/side facing double glazed windows, two radiators, laminate flooring and door to the kitchen.

### **KITCHEN/DINER**

14' 10" x 8' 2" (4.54m x 2.50m) Open plan kitchen/dining space overlooking the rear garden via the rear facing double glazed window, rear facing double glazed French doors to the garden, modern fitted kitchen cabinetry at both eye and base level, square edge work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor hood above, electric oven, fridge/freezer, washing machine, vertical radiator, laminate flooring, partially tiled walls and storage cupboard beneath the stairs.

### **STAIRS**

Leading from the living room to the first floor landing.

### **LANDING**

6' 2" x 7' 10" (1.90m x 2.40m) Providing access to all bedrooms/bathroom, side facing double glazed window and a loft access point.

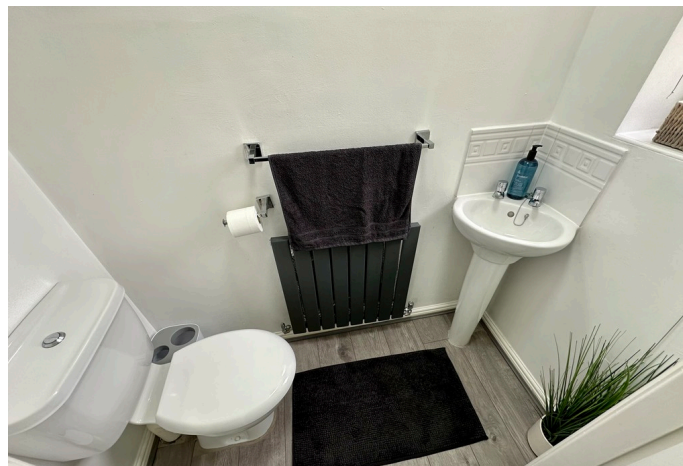
### **BEDROOM**

8' 3" x 13' 4" (2.54m x 4.08m) Beautiful double bedroom with front facing double glazed window and a radiator.

### **BEDROOM**

8' 5" x 10' 7" (2.58m x 3.23m) Further double bedroom with rear facing double glazed window and a radiator.







### **BEDROOM**

6' 3" x 9' 8" (1.91m x 2.95m) Single bedroom positioned at the front of the house with storage cupboard, radiator and front facing double glazed window.

### **BATHROOM**

6' 2" x 5' 5" (1.88m x 1.67m) The bathroom has a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, partially tiled walls, heated towel radiator, bath with shower curtain rail mounted above, shower unit, extractor fan, shaving point and a rear facing double glazed frosted window.

### **FRONT GARDEN**

Shared path to the front, small lawned area and side access to the rear garden via a gate.

### **ALLOCATED PARKING SPACE**

Single allocated parking space to the rear of the property with communal access.

### **REAR GARDEN & STORAGE**

Astro turf area, raised decking, gravelled borders, solar garden lighting included, shed attached to the side of the property for storage and a fence enclosure.

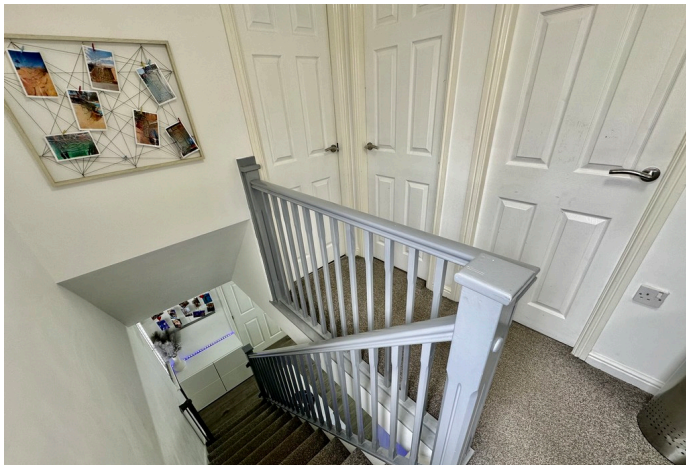
### **NOTES**

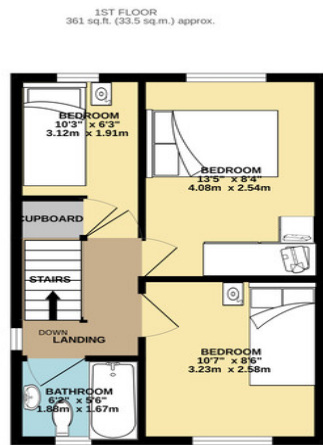
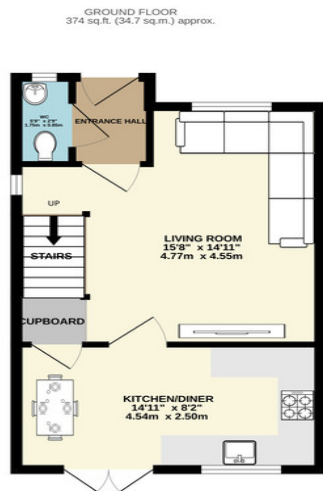
The property is leasehold with 80 years remaining on the lease.

Ground rent is £160 per annum.

Council tax band is B.

Gas central heating boiler installation in 2023.





TOTAL FLOOR AREA : 734 sq.ft. (68.2 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 operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		