





THE PERFECT FAMILY LOCATION IN WHEATLEY HILLS, JUST A SHORT A WALK TO THE LOCAL PRIMARY SCHOOLS AND WITH SPACIOUS BEDROOMS YOU WILL WANT TO SEE THIS ONE.

A beautiful three bedroom semi-detached home with rear extension providing even more family space. Pleasantly presented throughout and should be viewed early to avoid disappointment. The house briefly comprises of entrance hallway, living room, separate dining space, conservatory extension, kitchen, stairs to the first floor landing, three lovely bedrooms, bathroom, separate WC, front garden, driveway, single garage and rear garden. GREAT LOCATION IN DN2.



ENTRANCE HALL

8' 11" x 15' 6" (2.74m x 4.74m) This lovely property is accessed via the front facing double glazed frosted door to the entrance hallway, two front facing double glazed frosted windows, radiator, coving to the ceiling, stairs to the first floor, coat cupboard, internal doors to the lounge, dining room and kitchen.

LIVING ROOM

13' 1" x 12' 11" (3.99m x 3.94m) Fantastic bright reception room with front facing double glazed bay window, radiator, coving, decorative feature fireplace with stone surround and internal glazed sliding doors to the dining area.

DINING ROOM

11' 10" x 12' 9" (3.62m x 3.90m) Further spacious reception room with rear facing double glazed sliding doors to the conservatory, picture rail and a radiator.

CONSERVATORY

15' 7" x 14' 4" (4.77m x 4.37m) Excellent additional space to the rear of the property offering a versatile room overlooking the garden via the side/rear facing double glazed windows, radiator and coving.

KITCHEN

8' 1" x 9' 10" (2.48m x 3.02m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, fridge, washing machine, four ring electric hob, electric oven, boiler unit, side facing double glazed frosted door to the driveway, side and rear facing double glazed windows.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

9' 0" x 7' 3" (2.75m x 2.22m) Providing access to all bedrooms/bathroom, side facing double glazed window and a loft access point.

BEDROOM

13' 1" x 12' 11" (4.01m x 3.94m) Beautiful double bedroom with front facing double glazed bay window, fitted wardrobes with dressing table, radiator and picture rail.







BEDROOM

12' 1" x 11' 10" (3.70m x 3.63m) Further spacious double bedroom with fitted wardrobes, dressing table, radiator, picture rail and rear facing double glazed window.

BEDROOM

7' 10" x 8' 11" (2.41m x 2.73m) Positioned at the front of the property with side facing double glazed window, radiator and picture rail.

BATHROOM

5' 0" x 8' 7" (1.54m x 2.64m) Benefitting from a wash hand basin, bath with shower screen mounted above, electric shower unit, partially tiled walls, two storage cupboards, radiator and a rear facing double glazed frosted window.

WC

4' 9" x 2' 8" (1.45m x 0.83m) With low flush WC, partially tiled walls and side facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Paved driveway providing off street parking, double gates to the side of the house providing access to the garage at the rear and an enclosed front garden adds to the kerb appeal of this home.

GARAGE

With up and over front door.

REAR GARDEN

Rear lawned garden with mature trees, bushes and shrub beds.

NOTE

Large attic room only accessed via drop down ladder, which has solid wood floorboards and is carpeted. This room may offer potential as it already benefits from a side facing double glazed window and an electricity supply.



