





**FABULOUS DECEPTIVELY SPACIOUS TWO BEDROOM HOME WHICH HAS BEEN STYLISHLY UPDATED TO PROVIDE A MOVE IN READY HOME. This superb property is positioned on Campsall Park Road in the quiet village of Campsall and will definitely impress all purchasers with the lovely finish throughout. In brief the house comprises of entrance into the living room, kitchen, conservatory extension with open access from the kitchen, feature spiral staircase to the first floor landing, two double bedrooms and a delightful shower room. Outside there are gardens to the front and rear, plus a driveway providing off street parking and a garage. BEAUTIFUL FINISH AND MOVE IN READY.**

### ENTRANCE

Front facing double glazed door into the lounge.

### LIVING ROOM

15' 9" x 12' 0" (4.81m x 3.68m) Spacious bright reception room with front facing double glazed window, spiral staircase, radiator, coal effect feature gas fire with a decorative surround, dado rail, coving to the ceiling, telephone point and door to the kitchen.

### KITCHEN

7' 0" x 10' 1" (2.14m x 3.08m) Immaculately presented modern kitchen with a range of fitted cabinetry at both eye and base level, work surfaces with matching splash backs, incorporating a single bowl sink with drainer, four ring induction hob with glass splash back, extractor fan above, integrated fridge/freezer, integrated electric oven, integrated dishwasher, integrated washing machine, spotlights and open access into the conservatory extension currently utilised as a dining area.

### CONSERVATORY

9' 9" x 9' 8" (2.98m x 2.97m) Fantastic bright sitting/dining space perfect for entertaining with side/rear facing double glazed windows, rear facing double glazed French doors to the patio, radiator and wood flooring throughout.

### SPIRAL STAIRCASE

Leading from the living room to the first floor landing.

### LANDING

7' 4" x 7' 2" (2.25m x 2.19m) Providing access to bedrooms/shower room, dado rail, coving and loft access point.



### BEDROOM

8' 3" x 9' 9" (2.52m x 2.99m) Spacious double bedroom with fitted sliding wardrobes, front facing double glazed window, radiator, coving and dado rail.

### BEDROOM

7' 1" x 9' 11" (2.18m x 3.03m) Further double bedroom with fitted mirrored wardrobes, radiator, rear facing double glazed window, dado rail and coving.







### **SHOWER ROOM**

4' 3" x 7' 1" (1.31m x 2.16m) Stunning shower room comprising of corner shower with dual shower head, low flush WC, wash hand basin within a vanity unit, matching wall mounted storage cabinet, tiled flooring, tiled walls, LED mirror, heated towel radiator, spotlights and an extractor fan.

### **FRONT GARDEN**

Small lawned front garden with path, gravelled areas and mature tree. Plus external storage cupboard.



### **DRIVEWAY**

Accessed from the rear of the property providing off street parking.

### **GARAGE**

Single garage with up and over door.

### **REAR GARDEN**

Fence enclosed rear garden with pave patio, paved steps, raised flower beds and rear access gate to the driveway.



