







**FANTASTIC THREE BEDROOM SEMI-DETACHED HOUSE IN THE HEART OF ARMTHORPE AND JUST A SHORT WALK TO ALL LOCAL AMENITIES. This lovely home is beautifully presented and will be sure to impress buyers with the spacious accommodation available, including a small extension to the rear providing further reception space. Positioned in a prime family location with schools nearby, the house briefly comprises of entrance hallway, L-shaped living/dining space with further extended reception room at the rear overlooking the garden, fabulous kitchen, stairs lead to the first floor landing, three beautiful bedrooms, bathroom with three piece suite, front/rear gardens, driveway providing off street parking and a garage. PERFECT FAMILY HOME.**





### ENTRANCE HALL

4' 3" x 6' 5" (1.30m x 1.96m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, two front facing double glazed windows, radiator and stairs to the first floor landing.

### LIVING AREA

12' 1" x 12' 3" (3.70m x 3.75m) The living area is open plan with the dining area and the extension to the rear providing an excellent entertaining space, front facing double glazed window, radiator, television point and telephone point.

### DINING AREA

7' 7" x 7' 4" (2.32m x 2.25m) Open access from the living space, further door to the kitchen, open access to the extended sitting area at the rear and a radiator.

### EXTENDED SITTING SPACE

5' 5" x 8' 10" (1.66m x 2.70m) Additional versatile space has been added to the rear of the current dining area with rear facing double glazed French doors to the garden and side facing double glazed window.

### KITCHEN

8' 11" x 7' 1" (2.74m x 2.17m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring electric induction hob with extractor fan above, single electric oven, partially tiled splash backs, space for a fridge/freezer, plumbing for a washing machine, storage cupboard beneath the stairs, side facing door to the driveway and rear facing double glazed window.

### STAIRS

Leading from the entrance hallway to the first floor landing.



### LANDING

6' 0" x 7' 2" (1.85m x 2.20m) Providing access to the bedrooms/bathroom, loft access point, storage cupboard and side facing double glazed window.

### BEDROOM

9' 6" x 10' 11" (2.92m x 3.34m) Fabulous double bedroom with front facing double glazed window, coving to the ceiling and a radiator.











### **BEDROOM**

9' 6" x 8' 8" (2.92m x 2.65m) Further double bedroom with rear facing double glazed window, radiator and coving to the ceiling.

### **BEDROOM**

6' 11" x 6' 7" (2.12m x 2.03m) Third bedroom is positioned at the front of the property with storage cupboard holding the central heating boiler, front facing double glazed window and a radiator.

### **BATHROOM**

5' 4" x 6' 10" (1.64m x 2.09m) Nicely presented bathroom with three piece suite comprising of low flush WC, wash hand basin, bath with shower curtain rail mounted above, electric shower unit, heated towel radiator, spotlights, extractor fan, tiled walls and rear facing double glazed frosted window.

### **FRONT GARDEN & DRIVEWAY**

Open access to the paved driveway providing off street parking to the side of the house, small lawned area and partial fence enclosure.

### **GARAGE**

Single garage benefits from power points and lighting.

### **REAR GARDEN**

Raised decking with spotlights, lower lawn with fence enclosure, two security lights, two external power points and a water tap.

### **NOTES**

**Freehold Property**

**Council Tax Band: B**

**Central Heating: Gas Fired Worcester Greenstar 4000**

**Combination Boiler**

**Central Heating Installation: 28/06/2021**

**Electrical Wiring: Not Checked**

**Wired Burglar Alarm Included**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		