





**BEAUTIFUL BAY FRONTED
THREE BEDROOM SEMI-
DETACHED HOME IN
EDENTHORPE, JUST A SHORT
WALK TO THE LOCAL
SCHOOL AND
IMMACULATEDLY PRESENTED.**

A move in ready house that will surely attract a lot of attention so early viewings are highly recommended. In brief this lovely home comprises of entrance hallway, living room, dining area, kitchen, utility room, stairs to the first floor landing, three bedrooms, bathroom, front garden/parking, single attached garage and rear garden. GREAT LOCATION.



ENTRANCE HALL

6' 5" x 11' 10" (1.98m x 3.61m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, two front facing double glazed frosted windows, stairs to the first floor landing, laminate flooring, coving to the ceiling, radiator and a telephone point.

LIVING ROOM

10' 9" x 11' 10" (3.30m x 3.63m) Open plan reception space with the dining area ideal for entertaining, front facing double glazed bay window, radiator, coving, television point, electric feature fire with decorative surround and accessed via the dining area.

DINING ROOM

10' 9" x 12' 1" (3.30m x 3.70m) Further reception space at the rear with rear facing double glazed French doors to the patio, radiator, coving and door to the kitchen.

KITCHEN

7' 3" x 11' 10" (2.22m x 3.63m) Beautiful kitchen with a range of modern fitted units, including a matching breakfast bar, storage units at both eye and base level, work surfaces with matching splash backs incorporating a single bowl sink, four ring electric hob with extractor hood above, electric oven, side facing double glazed bay window, storage cupboard beneath the stairs, radiator and door to the utility room.

UTILITY ROOM

7' 1" x 8' 0" (2.16m x 2.45m) Fantastic additional utility space with side facing double glazed frosted door to the garden, two side facing double glazed windows, roll top work surface above the plumbing for a washing machine, space for a fridge/freezer, tiled flooring and the wall mounted boiler unit.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

7' 5" x 10' 9" (2.28m x 3.30m) Providing access to the bedrooms/bathroom, side facing double glazed window, coving and loft access point.

BEDROOM

11' 9" x 11' 9" (3.60m x 3.60m) Lovely double bedroom with front facing double glazed bay window, radiator and coving.







BEDROOM

10' 9" x 11' 10" (3.30m x 3.63m) Further double bedroom with rear facing double glazed window, radiator and coving to the ceiling.

BEDROOM

6' 5" x 7' 4" (1.98m x 2.26m) Spacious single third bedroom with front facing double glazed window, radiator and spotlights.

BATHROOM

7' 3" x 5' 4" (2.22m x 1.65m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, heated towel radiator, tiled walls and a rear facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Paved area providing plenty of off street parking space, walled to the front, fence enclosure to the sides, slate and gravel beds, plus side access via a gate to the rear garden.

GARAGE

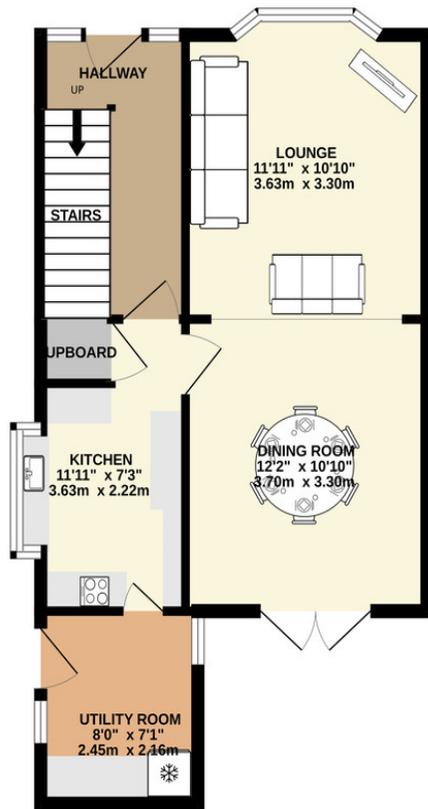
Single attached garage benefitting from power and lighting.



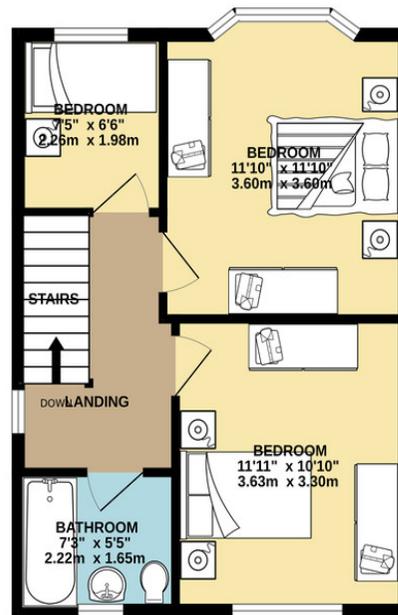
REAR GARDEN

Paved garden with fence enclosure.

GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		