





LOVELY DETACHED PROPERTY IN THE CENTRE OF WHEATLEY HILLS WITH LARGE GARDEN AND OFFERS PLENTY OF POTENTIAL.

This beautiful three bedroom home is sure to be a popular one with all purchasers, positioned on a sought after road within DN2, you will need to view this one early. The house is pleasantly presented and briefly comprises of entrance hallway, living room, separate dining room, kitchen, rear entrance hall, store room, stairs to the first floor landing, three spacious bedrooms, bathroom, separate WC, attached single garage, driveway provides off street parking, front and rear enclosed gardens. AVAILABLE WITH NO UPWARD CHAIN.



ENTRANCE HALL

8' 9" x 9' 8" (2.67m x 2.95m) This lovely home is accessed via the front facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, radiator, coving to the ceiling, storage cupboard beneath the stairs, door to the living room, dining room and kitchen. Please note parquet flooring under carpets.

DINING ROOM

11' 10" x 13' 6" (3.63m x 4.13m) Beautiful bright, spacious reception room to the front of the property with feature electric fireplace, front facing double glazed window, radiator and coving to the ceiling. Please note parquet flooring under carpets.

LOUNGE

11' 10" x 13' 7" (3.62m x 4.15m) Further fabulous reception space with versatile use overlooking the rear garden via the rear facing double glazed sliding doors, coving to the ceiling and a radiator. Please note parquet flooring under carpets.

KITCHEN

8' 7" x 15' 5" (2.64m x 4.70m) The kitchen benefits from a range of eye/base level cabinets, work surfaces incorporating a single bowl sink with drainer, space for an electric cooker/hob, space for a fridge/freezer, plumbing for a washing machine, partially tiled splash backs, serving hatch to the dining room, radiator, rear facing double glazed window, side facing double glazed window and door to the rear entrance area.

REAR ENTRANCE HALL

4' 7" x 4' 0" (1.40m x 1.22m) Side facing double glazed French doors to the garden, side facing double glazed frosted windows and door to the store room.

STORE ROOM

4' 6" x 6' 0" (1.39m x 1.85m) Boiler unit is wall mounted in here.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

Providing access to all bedrooms/bathroom, front facing double glazed frosted window and a loft access point.

BEDROOM

11' 10" x 13' 6" (3.63m x 4.14m) Fantastic double bedroom with two fitted wardrobes, front facing double glazed window and a radiator.







BEDROOM

11' 10" x 13' 7" (3.63m x 4.15m) Further double bedroom with rear facing double glazed window, radiator and built in wardrobes.

BEDROOM

8' 9" x 7' 8" (2.67m x 2.35m) Positioned at the rear of the house with rear facing double glazed window and a radiator.

BATHROOM

5' 6" x 7' 4" (1.69m x 2.24m) Comprising of a wash hand basin, bath with shower attachment, shower curtain rail mounted above, tiled walls, radiator, mirrored cabinet and side facing double glazed frosted window.



WC

5' 6" x 2' 8" (1.70m x 0.83m) Benefitting from a low flush WC, partially tiled walls and side facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Gates lead to a driveway providing off street parking in front of the garage, further front gate leads to a path, central lawn with mature tree and a wall/hedge enclosure.

ATTACHED SINGLE GARAGE

Single attached garage with access doors to the front and the rear.

REAR GARDEN

Fabulous large rear garden, mainly laid to lawn, paved patio, mature bushes, shrubs, trees, green house and and fence/hedge enclosure.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: D

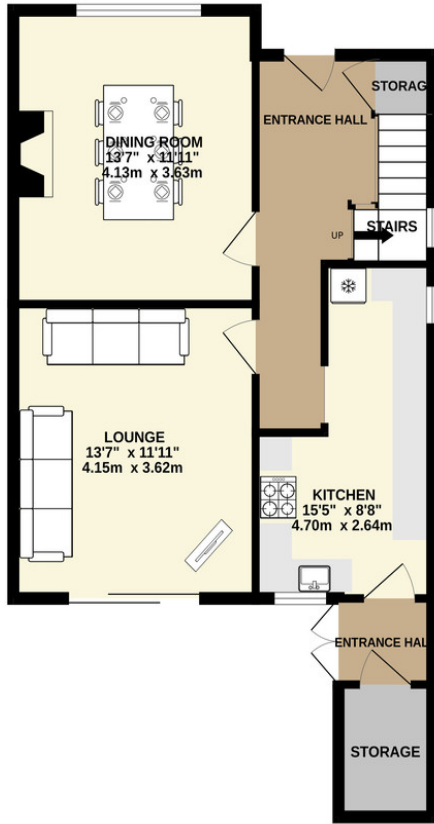
**CENTRAL HEATING SYSTEM: GAS FIRED BOILER
WITH SEPARATE WATER TANK**

INSTALLATION DATE: 2017

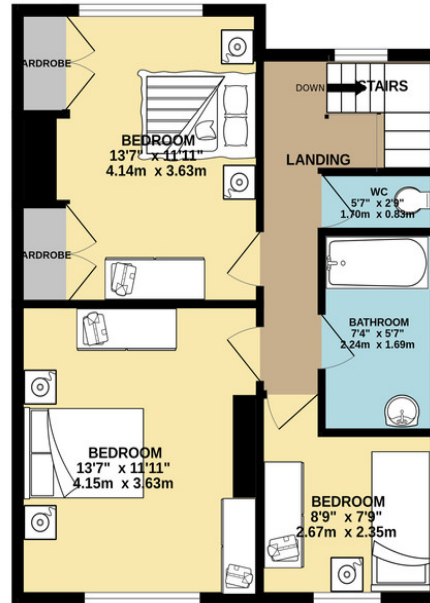
LAST GAS SERVICE: 2022

ELECTRICAL CHECK: UNKNOWN

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		