





**SPACIOUS THREE BEDROOM
END TERRACED HOME,
OVERLOOKING A FIELD TO
THE REAR AND OFFERS
EXCELLENT FAMILY
ACCOMMODATION. This
delightful house will impress all
purchasers with beautiful decor
throughout, two reception spaces
ideal for entertaining and a lovely
size garden. In a sought after
family location this fabulous home
briefly comprises of entrance hall,
living room, dining area, kitchen,
utility room, stairs, first floor
landing, three bedrooms,
bathroom, off street parking and
enclosed rear garden. SUPERB
HOME IN DN11.**



ENTRANCE HALL

6' 9" x 12' 10" (2.06m x 3.93m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, laminate flooring, storage cupboard beneath the stairs and stairs leading to the first floor landing.

LIVING ROOM

11' 7" x 12' 9" (3.55m x 3.89m) The living room has open access to the dining area at the rear with front facing double glazed window, radiator, coving and telephone point.

DINING AREA

11' 11" x 11' 11" (3.64m x 3.65m) Further reception space with rear facing double glazed window, radiator and coving.

KITCHEN

6' 3" x 11' 11" (1.92m x 3.64m) Nicely presented kitchen with fitted units at base level, work surfaces incorporating a single bowl sink with drainer, space for a freestanding cooker/hob, extractor hood, tiled flooring, partially tiled splash backs, spotlights to the ceiling, side facing double glazed window and open access to the utility room.

UTILITY ROOM

6' 6" x 7' 8" (1.99m x 2.35m) Great extra utility space with plumbing for a washing machine, space for a fridge/freezer, tiled flooring, two side facing double glazed windows, side facing double glazed door to the garden and an eye level storage cabinet.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

11' 6" x 2' 11" (3.51m x 0.90m) Providing access to all bedrooms/bathroom and a side facing double glazed window.

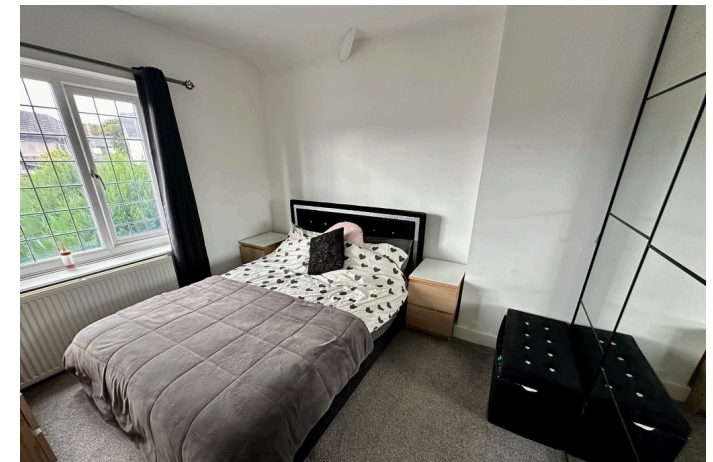
BEDROOM

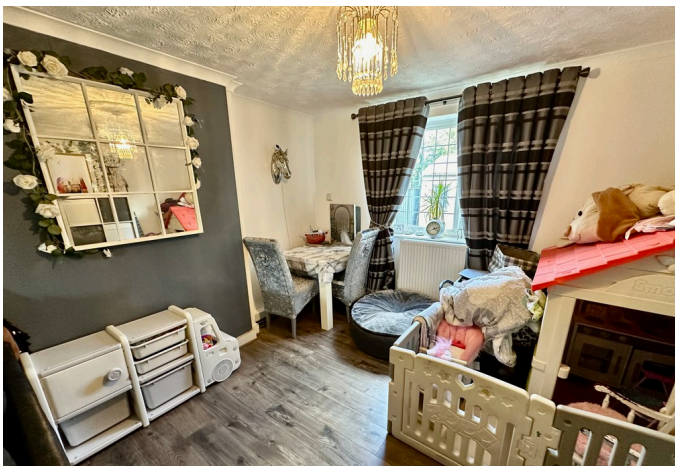
9' 10" x 12' 10" (3.00m x 3.92m) Fantastic double bedroom with front facing double glazed window and radiator.



BEDROOM

11' 10" x 12' 0" (3.63m max x 3.68m max) Overlooking the field via the rear facing double glazed window, a further double bedroom with radiator.







BEDROOM

8' 6" x 7' 3" (2.60m x 2.23m) Positioned at the front of the house is a single bedroom with front facing double glazed window and radiator.

BATHROOM

7' 6" x 8' 4" (2.31m max x 2.55m max) Beautiful bathroom with low flush WC, wash hand basin, bath with shower screen, electric shower unit, partially tiled walls, tiled flooring, spotlights, heated towel radiator, extractor fan and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Open access to the driveway providing off street parking and side access double gates to the rear garden.

REAR GARDEN

Landscaped rear garden with central astro-turf over two tiers, paved patio, gravelled areas and a fence enclosure.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

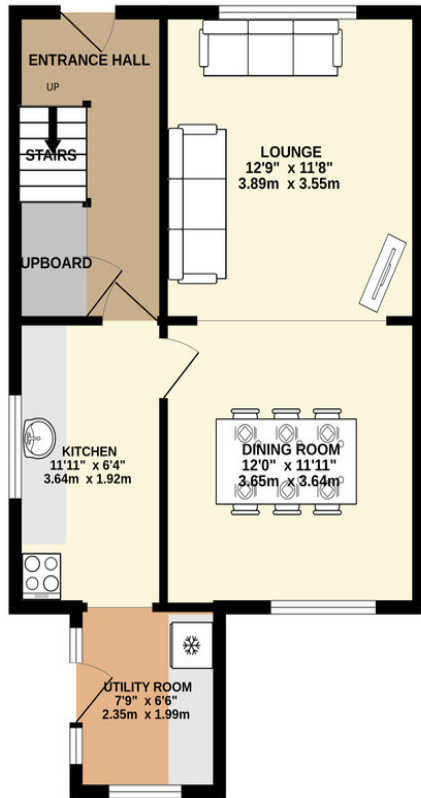
HEATING SYSTEM: GAS FIRED CENTRAL HEATING

INSTALLATION DATE: UNKNOWN

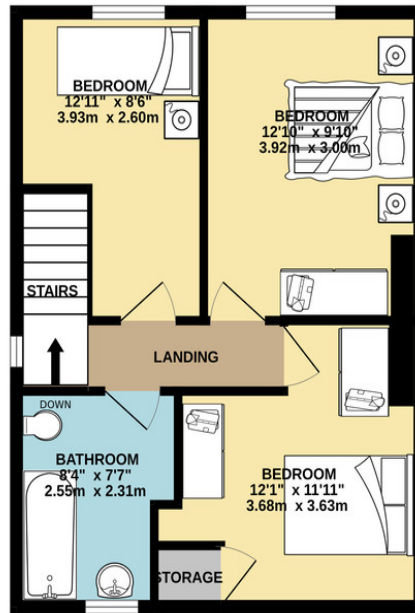
LAST SERVICE: 2024



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		