





ABSOLUTELY FABULOUS DETACHED PROPERTY THAT HAS BEEN EXTENDED AND MUCH IMPROVED WITH A LOVELY LARGE MASTER BEDROOM. This home is superbly presented and now provides excellent family accommodation after recently been extended. Positioned on a sought after road in Cusworth this is sure to impress all purchasers. The property briefly comprises of entrance hallway, WC, living room, open plan living/kitchen/diner, utility space, stairs, first floor landing, master bedroom with walk in wardrobe, ensuite shower room, three further lovely spacious bedrooms, family bathroom, front garden, driveway, integral double garage and rear enclosed garden with patio. BEAUTIFUL HOUSE. GUIDE PRICE £340,000 TO £350,000.

ENTRANCE HALL

3' 5" x 6' 3" (1.05m x 1.93m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, door to the WC, stairs to the first floor, storage cupboard beneath the stairs and door to the living room/kitchen.

WC

2' 9" x 5' 6" (0.84m x 1.70m) Benefitting from a low flush WC, wash hand basin within a vanity unit, heated towel radiator and front facing double glazed frosted window.

LIVING ROOM

10' 7" x 15' 8" (3.23m x 4.80m) Cosy reception room at the front of the house with front facing double glazed window, radiator, coving to the ceiling, television point and a telephone point.

FAMILY/DINING ROOM

17' 5" x 9' 4" (5.33m x 2.85m) Fabulous open plan space at the rear of the house perfect for entertaining with log burner open access to the kitchen, rear facing double glazed window, rear facing double glazed sliding doors to the patio and two radiators.

KITCHEN

16' 1" x 8' 6" (4.91m x 2.60m) Beautiful kitchen with fitted breakfast bar, modern kitchen cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring electric hob, double electric oven, radiator, spotlights to the ceiling, partially tiled walls, integrated dishwasher, rear facing double glazed stable door to the garden, rear facing double glazed window and further door to the garage/utility space.



UTILITY ROOM

7' 4" x 7' 3" (2.26m x 2.22m) Accessed via the kitchen, door to the garage, base fitted units, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer and the boiler unit.

STAIRS

Leading from the entrance hallway to the first floor landing.







LANDING

6' 7" x 8' 0" (2.02m x 2.44m) Providing access to all bedrooms and the bathroom.

BEDROOM

16' 1" x 23' 5" (4.92m x 7.14m) Large master bedroom with walk in wardrobe, door to the en-suite shower room, front/rear facing double glazed windows and two radiators.

ENSUITE

6' 9" x 5' 4" (2.06m x 1.65m) Nicely presented shower room with walk in shower area, glass screen, dual shower head, wash hand basin within a vanity unit, partially tiled walls, spotlights, extractor fan, low flush WC and rear facing double glazed frosted window.



BEDROOM

9' 1" x 15' 3" (2.77m x 4.65m) Lovely bedroom with fitted wardrobes, bedside tables, radiator and front facing double glazed window.

BEDROOM

9' 6" x 10' 2" (2.90m x 3.12m) Overlooking the rear garden via the rear facing double glazed window and a radiator.

BEDROOM

8' 3" x 9' 4" (2.52m x 2.85m) Smallest of the four bedrooms is currently utilised as an office with front facing double glazed window, radiator and storage cupboard.

BATHROOM

7' 8" x 5' 7" (2.34m x 1.72m) Beautiful bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with partially tiled walls, heated towel radiator and rear facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Open access to the driveway providing off street parking in front of the garage, small lawned area to the front/side, mature tree/bushes and side access via a gate.

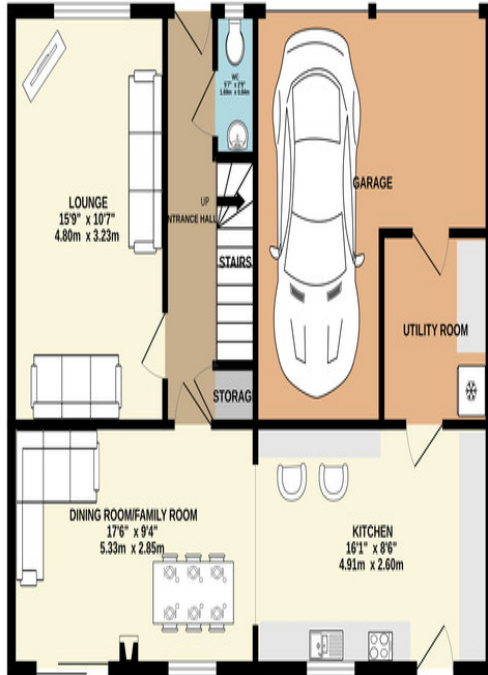
DOUBLE GARAGE

16' 2" x 16' 7" (4.94m x 5.07m) Please note that these measurements include the space taken for the current utility space and there is only one parking space for a car in the garage. Benefits from electric remote controlled doors, power points and lighting.

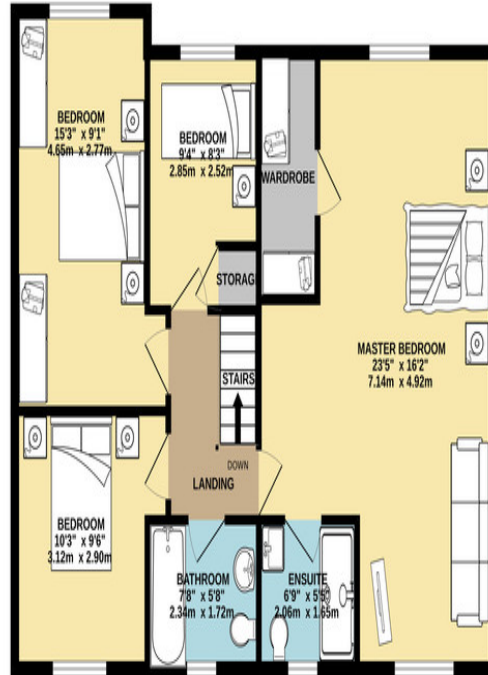
REAR GARDEN

Fence enclosed rear garden with central lawn, paved patio, shrub beds/bushes and side access via a gate.

GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.

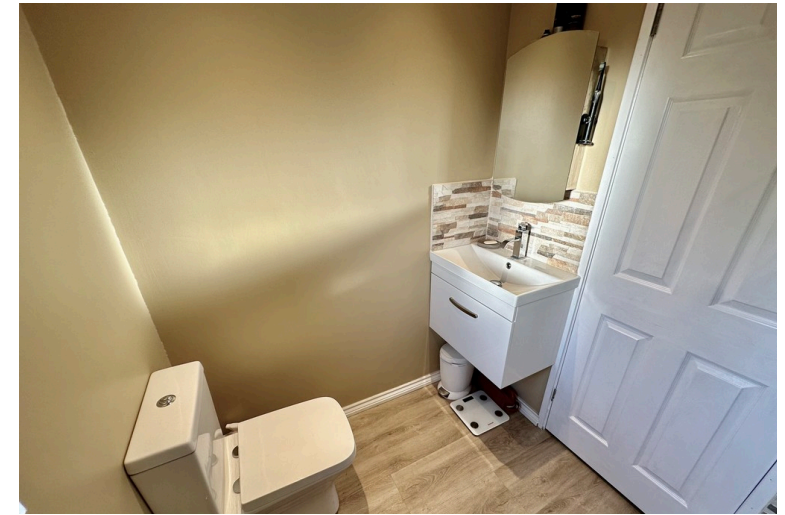


1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 1611 sq.ft. (149.6 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	70 C	
55-68	D		
39-54	E		
21-38	F		