





GREAT FAMILY HOME OPPOSITE THE LOCAL SCHOOL, THIS SEMI-DETACHED HOUSE WITH THREE BEDROOMS OFFERS PLENTY OF FURTHER POTENTIAL. Occupying a corner plot with gardens to three sides you will want to view this home promptly to avoid disappointment. A sought after position on Jossey Lane the property in brief comprises of entrance porch, entrance hallway, living room with bay window, further separate dining room, breakfast room, kitchen, stairs to the first floor landing, three spacious bedrooms, bathroom, beautiful surrounding gardens, driveway and a garage. **LOVELY PROPERTY IN DN5 AND AVAILABLE WITH NO UPWARD CHAIN.**

ENTRANCE PORCH

The property is accessed via the front facing door to the porch, two front facing double glazed windows and internal door to the entrance hallway.

ENTRANCE HALL

6' 0" x 13' 7" (1.83m x 4.15m) Generous hallway with feature stained glass door from the porch, side facing double glazed window, coving to the ceiling, stairs to the first floor, dado rail, radiator, telephone point and storage cupboard beneath the stairs.

LOUNGE

12' 9" x 11' 6" (3.90m x 3.51m) Beautiful bright reception room with front facing double glazed bay window, radiator, picture rail, coving, feature gas fire and decorative surround.

DINING ROOM

11' 7" x 13' 3" (3.55m x 4.04m) Second reception room located at the rear of the house currently utilised as the dining room with rear facing double glazed French doors to



the garden, wood panelled walls, feature gas fire with decorative surround and coving to the ceiling.

BREAKFAST ROOM

8' 7" x 6' 10" (2.63m x 2.09m) Versatile space with open access to the kitchen but lends itself to being a breakfast area with side facing double glazed window, storage cupboard beneath the stairs, step down to the kitchen, wood panelled walls and ceiling.

KITCHEN

10' 6" x 7' 0" (3.22m x 2.15m) The kitchen has a range of fitted cabinetry offering plenty of storage at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring electric hob with extractor fan above, single electric oven, space for a fridge/freezer, plumbing for a washing machine, partially tiled walls, wood panelled ceiling/walls, rear facing double glazed window and side facing door to the rear garden.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 5" x 10' 2" (1.98m x 3.12m) Side facing double glazed window, dado rail, coving, storage cupboard above the stairs and loft access point.

BEDROOM

11' 4" x 11' 5" (3.47m x 3.50m) Spacious double bedroom with front facing double glazed bay window, radiator and picture rail.



BEDROOM

12' 4" x 13' 5" (3.77m x 4.10m) Further lovely double bedroom with rear facing double glazed window, radiator, picture rail and coving.

BEDROOM

8' 2" x 7' 5" (2.51m x 2.27m) Single bedroom with front facing double glazed window, radiator, coving to the ceiling and picture rail.







BATHROOM

6' 2" x 6' 5" (1.88m x 1.96m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath, partially tiled walls, storage cupboard, radiator, wood panelled ceiling and rear facing double glazed frosted window.

FRONT/SIDE GARDEN

Lawned front garden with shrub/flower beds, concrete path, side access gate to the rear garden, raised rockery and hedge to the side.



REAR GARDEN

Enclosed rear garden with paved tiered areas, mature bushes/trees, raised planting beds, fence/hedge enclosure, side door to the garage at the rear and a shed.

DRIVEWAY & GARAGE

Side access via gates to the off street parking in front of the single garage with up and over door.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

AGE OF BOILER: UNKNOWN

LAST SERVICE: 2023

AVAILABLE WITH NO UPWARD CHAIN





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		