





FANTASTIC FOUR BEDROOM DETACHED PROPERTY WITH LOVELY CONSERVATORY AND GARAGE CONVERSION. Positioned in a quiet location within Armthorpe benefitting from field views to the rear, you will not want to miss this opportunity. An internal inspection is highly recommended to fully appreciate what this home has to offer. In brief it comprises of entrance hallway, lounge/dining area, conservatory, kitchen/breakfast room, WC, garage conversion into further reception room, stairs to the first floor landing, master bedroom with en-suite shower room, three further spacious bedrooms, shower room, off street parking on the driveway for three cars and an enclosed rear garden. SOLAR PANELS INCLUDED.



ENTRANCE HALL

5' 8" x 3' 7" (1.74m x 1.10m) The house is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed window, radiator, laminate flooring, coving, Nest heating system control and stairs lead to the first floor.

LOUNGE/DINER

11' 7" x 23' 1" (3.54m x 7.05m) Great reception space ideal for family entertaining, with rear facing double glazed sliding doors to the conservatory, front facing double glazed window, two radiators, coving to the ceiling, telephone point and door to the kitchen.

CONSERVATORY

10' 7" x 11' 10" (3.23m x 3.63m) Enjoying views over the garden the conservatory offers a versatile reception space with rear/side facing double glazed windows, side facing double glazed French doors to the garden, vertical radiator and spotlights.

KITCHEN/BREAKFAST ROOM

14' 6" x 9' 4" (4.42m x 2.87m) Beautifully presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, partially tiled walls, four ring induction hob with extractor fan above, single electric oven, integrated fridge, integrated dishwasher, spotlights, coving, laminate flooring, breakfast bar with stools, two rear facing double glazed windows and door to the WC.

WC

2' 11" x 6' 8" (0.89m x 2.04m) Benefitting from a low flush WC, wash hand basin, radiator, laminate flooring and partially tiled walls.



RECEPTION ROOM/GARAGE CONVERSION

7' 2" x 15' 11" (2.19m x 4.86m) Useful conversion with a versatile use, front facing double glazed window and radiator.

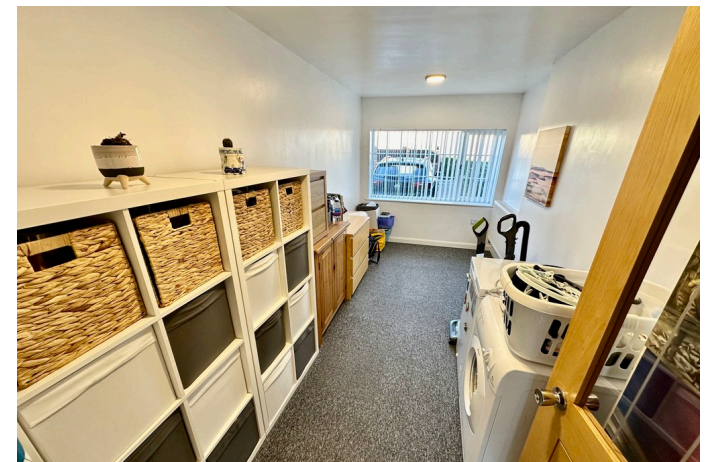
STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

5' 2" x 6' 8" (1.58m x 2.04m) Providing access to the bedrooms and shower room.





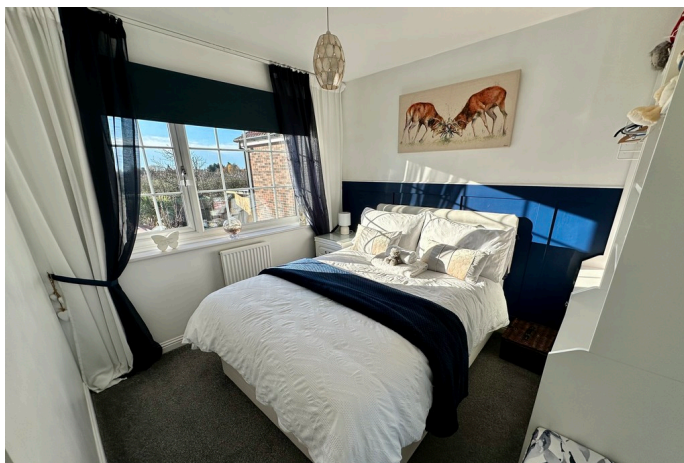


MASTER BEDROOM

8' 7" x 13' 3" (2.62m x 4.04m) Lovely double bedroom with door to the en-suite shower room, front facing double glazed window, radiator and mirror fronted sliding wardrobes.

ENSUITE

2' 9" x 9' 11" (0.85m x 3.04m) Nicely presented shower room with low flush WC, wash hand basin within a vanity unit, shower cubicle, tiled walls, tiled flooring, shaving point, extractor fan and front facing double glazed frosted window.



BEDROOM

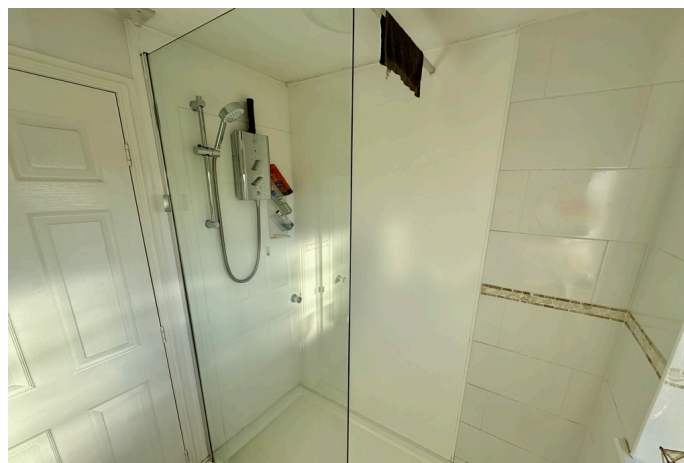
7' 11" x 13' 3" (2.43m x 4.06m) Further double bedroom with front facing double glazed window, storage cupboard above the stairs and radiator.

BEDROOM

8' 9" x 9' 6" (2.67m x 2.92m) Overlooking the rear garden via the rear facing double glazed window and a radiator.

BEDROOM

7' 6" x 9' 7" (2.30m x 2.93m) Fourth spacious bedroom also positioned at the rear with rear facing double glazed window and radiator.



SHOWER ROOM

6' 8" x 5' 8" (2.04m x 1.74m) Comprising of a low flush WC, wash hand basin, walk in shower with glass divide, electric shower unit, vertical mirrored cabinet, radiator, partially tiled walls, extractor fan and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Block paved front garden providing off street parking for three cars and small row of bushes to the side. Side access to the rear garden is available via a gate.

REAR GARDEN

Enclosed rear garden with raised decking area, pergola, central lawn, paved path, two sheds included and side access via the gate.

NOTES:

FREEHOLD PROPERTY

EPC RATING: A

COUNCIL TAX BAND: D

SOLAR PANELS INSTALLED BY A SHADE

GREENER

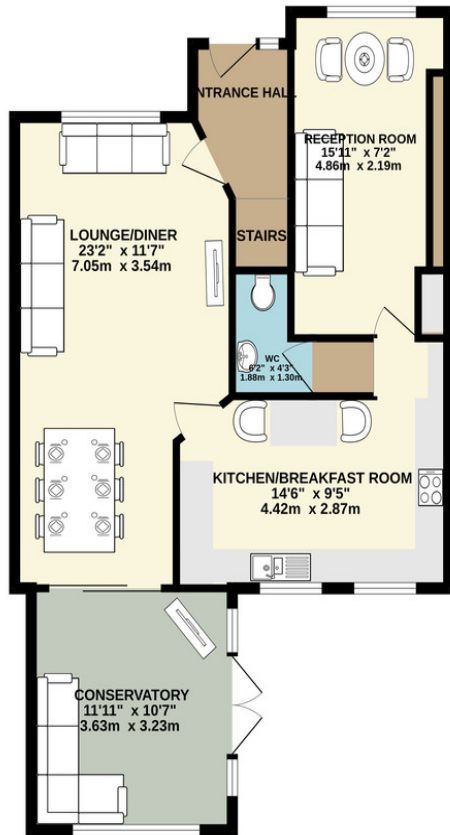
**HEATING SYSTEM: GAS CENTRAL HEATING -
IDEAL COMBINATION BOILER**

AGE OF BOILER: 13/12/2019

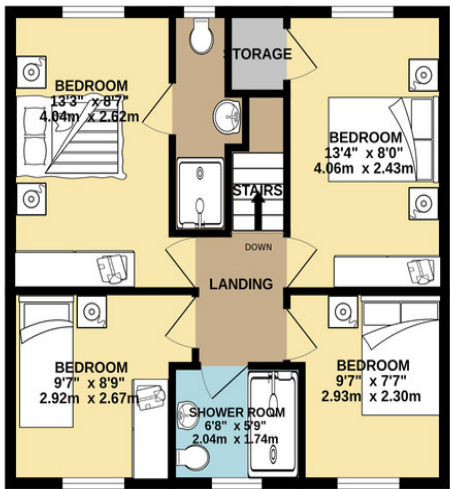
LAST SERVICE: 24/10/24

WINDOWS CHANGED: 2018

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



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

TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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 is given as to their availability or efficiency on the above.