





SIMPLY BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOUSE, WITH FANTASTIC BEDROOM SIZE AND VERY DECEPTIVELY SPACIOUS. This delightful property offers purchasers a corner plot with off street parking on the driveway in front of the garage, it is sure to tick all the boxes. Positioned within Stainforth and close to all local shops/amenities, it is highly recommended to view this one early. In brief the house comprises of entrance hallway, lounge, kitchen/breakfast room, WC, stairs to the first floor landing, three fabulous spacious bedrooms, bathroom with three piece suite, front/side/rear garden, driveway and a garage. GREAT VALUE FOR MONEY IN DN7.

ENTRANCE HALL

4' 4" x 5' 0" (1.33m x 1.54m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, side facing double glazed window, radiator, door to the lounge and stairs to the first floor landing.

LOUNGE

10' 0" x 15' 3" (3.06m x 4.66m) Fabulous reception room with feature fireplace decorative surround, door to the kitchen, radiator, television point and front facing double glazed window.

KITCHEN/BREAKFAST ROOM

13' 6" x 7' 9" (4.14m x 2.38m) Fantastic open plan kitchen/breakfast space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, space for a freestanding cooker with gas hob, extractor fan, space for a fridge, plumbing for a washing machine, radiator, door to the WC, breakfast bar, rear facing double glazed window and rear facing double glazed French doors to the patio.

WC

3' 1" x 5' 4" (0.95m x 1.63m) Benefitting from a low flush WC, wash hand basin, radiator and extractor fan.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 4" x 7' 8" (1.95m x 2.36m) Providing access to all bedrooms/bathroom, radiator and loft access point.



BEDROOM

9' 2" x 16' 10" (2.80m x 5.14m) Fantastic large bedroom with front facing double glazed window, rear facing double glazed window and a radiator.

BEDROOM

13' 7" x 8' 11" (4.15m max x 2.72m increasing in part to 3.50m) L-shaped bedroom with front facing double glazed window and a radiator.







BEDROOM

6' 10" x 11' 8" (2.09m x 3.57m) Lovely bedroom at the rear of the property overlooking the garden via the rear facing double glazed window and radiator.

BATHROOM

6' 4" x 6' 1" (1.94m x 1.87m) Immaculately presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower curtain rail mounted above, shower unit, partially tiled walls, extractor fan, radiator and rear facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Small front/side garden and open access to the driveway providing off street parking in front of the garage.

GARAGE

Attached single garage with front and rear door access.

REAR GARDEN

With paved patio, steps up to a raised astro turf area with slate beds, fence enclosure, double gates to the side with potential for further off street parking space. Summer house is not included.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

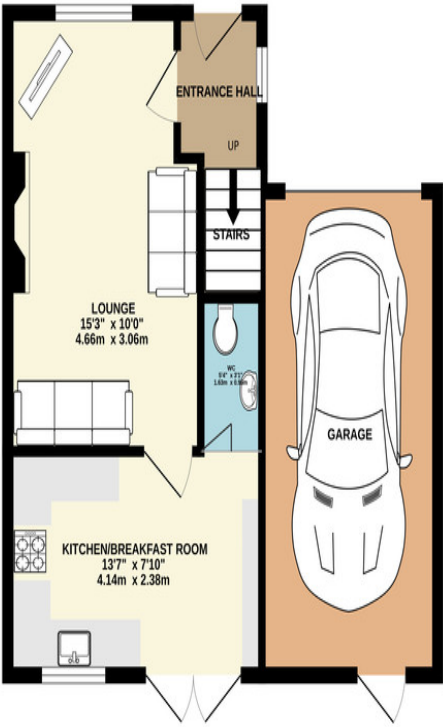
HEATING SYSTEM: GAS FIRED CENTRAL

HEATING - COMBINATION BOILER

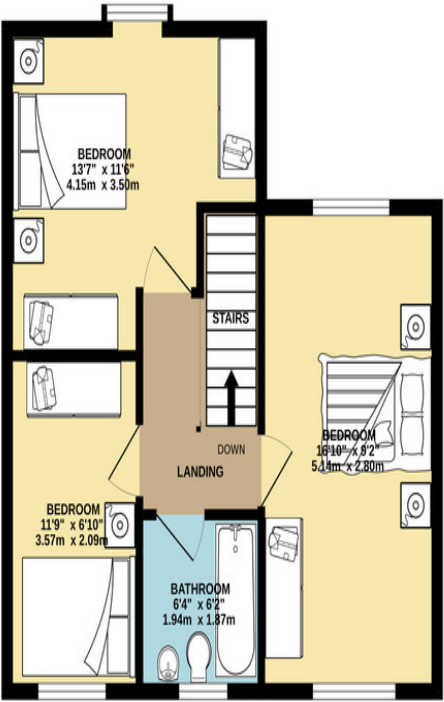
INSTALLATION DATE: 2017

LAST SERVICE: 2024

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		