







**SUPERB THREE BEDROOM FAMILY HOME WITH SPACIOUS ACCOMMODATION THROUGHOUT AND FIELD VIEW TO THE REAR. A pleasant location within easy reach of the A1M, this property offers plenty to all purchasers and an internal inspection is highly recommended. The property is beautifully presented and briefly comprises of entrance inner porch, entrance hallway, living room, separate dining room, kitchen, stairs, first floor landing, three lovely bedrooms, bathroom with three piece suite, front off street parking area for two cars and an enclosed rear garden. GREAT FAMILY PROPERTY IN DN4.**





### ENTRANCE PORCH

4' 6" x 2' 1" (1.38m x 0.65m) The property is accessed via the front inner entrance porch via the front facing double glazed frosted double doors to the porch, laminate flooring, further internal single glazed door to the hallway and three internal single glazed windows.

### ENTRANCE HALLWAY

4' 4" x 20' 3" (1.33m x 6.19m) A bright hallway with stairs to the first floor landing, door to the living room, door to the kitchen, laminate flooring, coving to the ceiling, telephone point, radiator, alarm system and side facing double glazed window.

### LIVING ROOM

12' 11" x 11' 8" (3.94m x 3.58m) Fantastic reception room with front facing double glazed half bay window, radiator, coal effect gas feature fire with decorative surround and coving.

### DINING ROOM

12' 9" x 10' 11" (3.91m x 3.34m) Further lovely reception room overlooking the rear garden via the rear facing double glazed sliding doors to the patio, radiator, coving to the ceiling and storage cupboard beneath the stairs.

### KITCHEN

12' 6" x 7' 3" (3.82m x 2.21m) Nicely 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, four ring gas hob with extractor fan above, electric oven, space for a fridge/freezer, plumbing for a washing machine, partially tiled splash backs, tiled flooring, radiator, wall mounted boiler unit, rear facing double glazed window, side facing double glazed window, side facing double glazed door to the garden and internal door to the



dining room.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

8' 9" x 6' 1" (2.67m x 1.87m) Providing access to the bedrooms/bathroom and coving to the ceiling.











### BEDROOM

11' 0" x 10' 0" (3.36m x 3.05m) Fabulous double bedroom with field views via the rear facing double glazed window, radiator, coving, telephone point and fitted wardrobes with matching dressing table.

### BEDROOM

9' 7" x 10' 5" (2.93m x 3.19m) Further spacious bedroom with front facing half bay window and a radiator.

### BEDROOM

6' 8" x 12' 5" (2.04m x 3.81m) Currently utilised as a dressing room with a range of fitted wardrobes/dressing table, front facing double glazed window, radiator, loft access point with drop down ladder and the loft benefits from partial boarding, with lighting also.

### BATHROOM

8' 0" x 6' 3" (2.44m x 1.92m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath, tiled flooring, tiled walls, spotlights, extractor fan and rear facing double glazed frosted window.

### FRONT DRIVEWAY

Partially wall enclosed front area with off street parking available for two cars and side access to the rear garden.

### REAR GARDEN

Pleasant fence enclosed rear garden with central lawn, shrub beds, raised paved patio and a shed.

### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**HEATING SYSTEM: GAS FIRED CENTRAL**

**HEATING - COMBINATION BOILER**

**INSTALLATION DATE: 2018**

**LAST SERVICE: MAY 2024**

**ELECTRICAL WIRING: NOT CHECKED**

**RECENTLY**

**WINDOWS: ALL CHANGED IN 2023**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
	G		