







**LOVELY THREE BEDROOM SEMI-DETACHED FAMILY HOME ON SUTTON ROAD IN THE SOUGHT AFTER FAMILY LOCATION OF KIRK SANDALL IN DN3. A delightful home that offers pleasant decor, extended to the rear with a conservatory and should be viewed early to avoid disappointment. Available for sale now with no upward chain and briefly comprises of entrance hallway, dining room, kitchen, living room, conservatory, stairs to the first floor landing, three fantastic spacious bedrooms, bathroom with three piece suite, front garden, driveway, rear garden and a garage. FABULOUS THREE BEDROOM HOUSE.**





### ENTRANCE HALL

4' 7" x 4' 3" (1.41m x 1.32m) This fabulous family home is accessed via the front facing double glazed frosted door to the entrance hallway, stairs to the first floor landing and an internal door to the dining room.

### DINING AREA

11' 10" x 9' 5" (3.63m x 2.88m) With open access to the kitchen, front facing double glazed window, radiator, picture rail, and saloon style door to the kitchen space.

### KITCHEN

7' 0" x 15' 1" (2.15m x 4.62m) Nicely presented kitchen with a range of fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, freestanding cooker with electric hob, washing machine included, boiler unit, two rear facing single glazed windows, rear facing double glazed door to the conservatory, storage cupboard beneath the stairs, further pantry with rear facing single glazed window and space for the fridge/freezer.

### CONSERVATORY

4' 6" x 16' 4" (1.39m x 5.00m) Fantastic addition to the house providing a versatile space overlooking the rear garden via the side/rear facing double glazed windows, rear facing double glazed French doors to the patio and a radiator.

### LIVING ROOM

16' 11" x 11' 9" (5.17m x 3.59m) Spacious reception room with decorative brick fire surround, space for an electric feature fire, front facing double glazed window, rear facing double glazed window, two radiators and coving to the ceiling.



### STAIRS

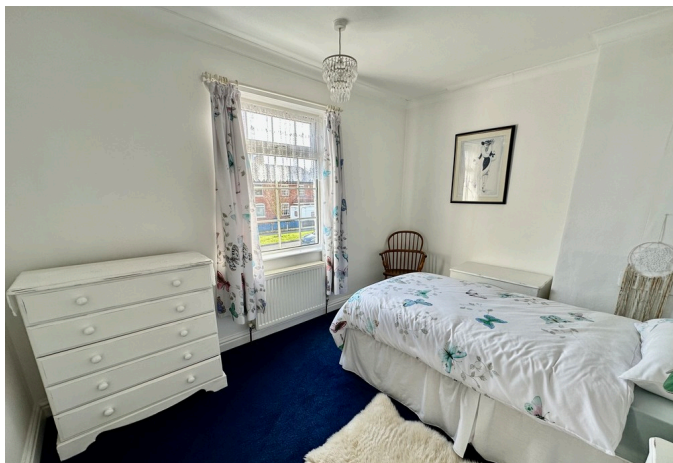
Leading from the entrance hallway to the first floor landing.

### LANDING

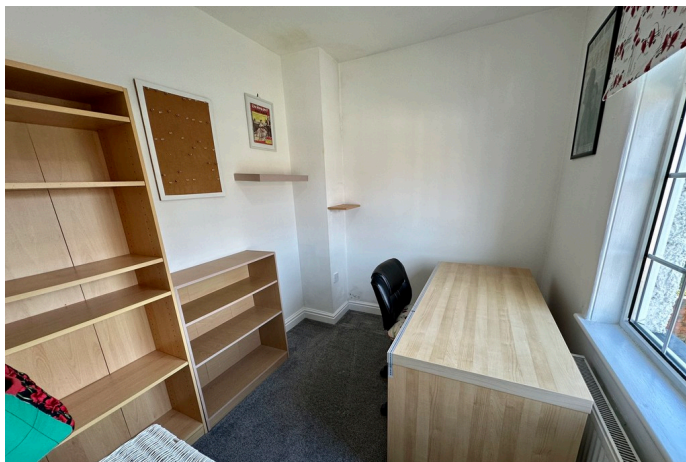
9' 6" x 6' 11" (2.91m x 2.12m) Providing access to all bedrooms/bathroom, loft access point and rear facing double glazed window.











### BEDROOM

10' 6" x 11' 5" (3.22m x 3.49m) Fantastic double bedroom with two front facing double glazed windows, radiator, fitted wardrobes with sliding doors and a built in storage cupboard above the stairs.

### BEDROOM

9' 5" x 11' 10" (2.89m x 3.63m) Further lovely double bedroom with front facing double glazed window, radiator, coving to the ceiling and storage cupboard above the stairs.

### BEDROOM

8' 7" x 7' 0" (2.63m x 2.14m) The smallest of the three bedrooms is positioned at the rear of the property with radiator and rear facing double glazed window.

### BATHROOM

5' 1" x 8' 8" (1.57m x 2.65m) The bathroom comprises of a three piece suite including a low flush WC, wash hand basin, bath with a shower screen mounted above, shower attachment, tiled walls, heated towel radiator and rear facing double glazed frosted window.

### FRONT GARDEN & DRIVEWAY

Wall enclosed front garden, central lawn, slate beds, bushes/flower beds, mature tree, paved path and open access to the driveway at the side.

### GARAGE

Single garage with up and over door, side door to the garden, power points and lighting.

### REAR GARDEN

Side gate leads to the rear garden from the driveway, paved patio, raised planters, gravelled beds, flower/shrub beds, greenhouse, little shed and a fence enclosure.

### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**COUNCIL TAX COST £157 PM OVER TEN MONTHS**

**HEATING SYSTEM: GAS FIRED COMBINATION BOILER**

**INSTALLATION DATE: 2013**

**LAST SERVICE: 2025**

**LOFT IS NOT BOARDED FOR STORAGE**

**SERVICES: MAINS CONNECTIONS**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		