





SUPERB THREE BEDROOM PROPERTY ON WARMSWORTH ROAD IN DN4, THAT HAS BEEN MUCH IMPROVED AND OFFERS BEAUTIFUL MOVE IN READY ACCOMMODATION. Only an internal inspection will allow you to fully appreciate this fabulous family home, just a short distance from A1M access, it is sure to be a popular one with purchasers. A delightful home that briefly comprises of entrance hallway, reception room to the front with bay window, living room with French doors to the conservatory, kitchen, cellar, stairs to the first floor landing, three lovely bedrooms, en-suite shower room, family bathroom, front garden, rear garden and includes shed/summer house. GREAT BUY IN DN4.

ENTRANCE HALL

6' 2" x 15' 0" (1.88m x 4.58m) This lovely family home is accessed via the front facing double glazed door to the entrance hallway, two front facing double glazed windows, radiator, laminate flooring, picture rail, coving and stairs to the first floor landing.



RECEPTION ROOM/BEDROOM

12' 2" x 10' 11" (3.72m x 3.34m) Currently utilised as a bedroom but a versatile space that lends itself to further reception space with front facing double glazed bay window, radiator, picture rail and coving to the ceiling.

LIVING ROOM

10' 11" x 16' 11" (3.34m x 5.17m) Fantastic reception room with feature media wall, electric low level feature fireplace, rear facing double glazed French doors to the conservatory,

radiator, laminate flooring and serving hatch from the kitchen.

CONSERVATORY

13' 4" x 7' 8" (4.07m x 2.34m) Additional reception space utilised as a dining area with side facing double glazed window, rear facing double glazed windows, rear facing double glazed French doors to the patio, two radiators and laminate flooring.

KITCHEN

7' 3" x 12' 6" (2.23m x 3.82m) Nicely presented kitchen with a range of modern fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring gas with extractor hood above, electric oven, partially tiled splash backs, space for a fridge/freezer, plumbing for a washing machine, integrated dishwasher, spotlights, laminate flooring, radiator, side facing double glazed window, side facing double glazed frosted door and door to the cellar stairs.

CELLAR

Small room utilised for storage beneath the hallway.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 5" x 9' 8" (2.28m x 2.96m) Providing access to all bedrooms/bathroom, storage cupboard, side facing double glazed window, radiator, picture rail and dado rail.

BEDROOM

10' 11" x 16' 11" (3.33m x 5.18m) Beautiful spacious double bedroom with folding door to the en-suite shower room, radiator and rear facing double glazed window.



ENSUITE

3' 0" x 7' 11" (0.92m x 2.43m) Benefitting from a WC, wash hand basin, shower cubicle with partially tiled walls, spotlights and an extractor fan.

BEDROOM

12' 2" x 10' 11" (3.73m x 3.35m) Further double bedroom with front facing double glazed bay window, radiator, picture rail and decorative feature fireplace.







BEDROOM

7' 6" x 10' 4" (2.29m x 3.15m) With fitted wardrobes, this is currently used as a dressing room, rear facing double glazed window and a radiator.

BATHROOM

6' 0" x 7' 4" (1.83m x 2.26m) Stunning bathroom with low flush WC, wash hand basin, heated towel radiator, bath with glass shower screen, dual shower head, storage area above the stairs, two wall mounted mirrors, tiled walls, tiled flooring, spotlights, extractor fan and front facing double glazed frosted window.



FRONT GARDEN

Small wall enclosed front garden with front access gate leading to the path at the side, slate beds, raised beds with bushes and side access gate to the rear garden.

REAR GARDEN

Great rear garden with paved patio, lawned side garden, raised planters, summerhouse with power points, shed, outside WC and a fence enclosure.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

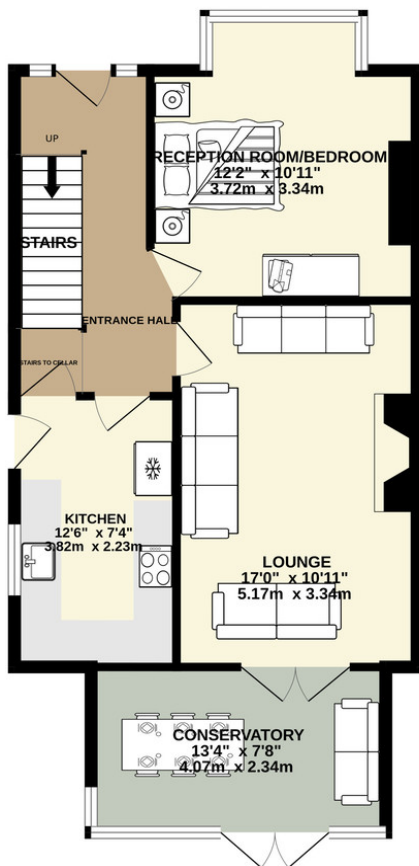
HEATING SYSTEM: GAS FIRED CENTRAL HEATING

INSTALLATION DATE: UNKNOWN

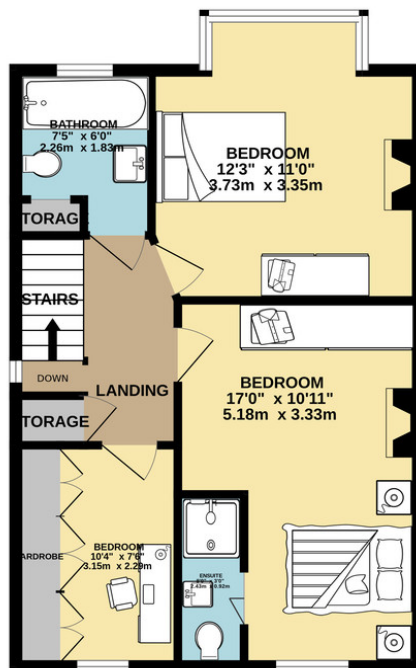
LAST SERVICE: 2024

SERVICES: MAINS

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.4 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		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-10	G		