





**FANTASTIC THREE BEDROOM
FAMILY HOME IN
EDENTHORPE, ATTACHED
GARAGE, LARGE REAR
GARDEN AND VIEWINGS ARE
HIGHLY RECOMMENDED.**

**Lovely semi-detached property in a
sought after family location within
DN3, just a short distance to
primary and secondary schools,
this is sure to impress. Beautifully
presented this delightful house
offers spacious accommodation
briefly comprising of entrance
porch, entrance hallway, living
room, dining area, conservatory,
kitchen, utility space, stairs to the
first floor landing, three lovely
bedrooms, bathroom, attached
single garage, front and rear
gardens. FABULOUS HOME.**



ENTRANCE PORCH

6' 5" x 2' 0" (1.96m x 0.63m) The property is accessed via the front facing double glazed French doors to the porch, two front facing double glazed frosted windows and a tiled floor.

ENTRANCE HALL

6' 5" x 13' 2" (1.96m x 4.02m) Generous hallway with stairs leading to the first floor, storage cupboard beneath the stairs, coving, telephone point, front facing door to the porch, two front facing windows, warm air flow vent and a telephone point.

LOUNGE

11' 10" x 11' 10" (3.61m x 3.62m) Superb entertaining space with open access to the dining area at the rear, front facing double glazed bay window, coving, wood flooring and warm air flow vent.

DINING AREA

9' 9" x 11' 10" (2.98m x 3.63m) With rear facing double glazed sliding doors to the conservatory, double doors to the kitchen, wood flooring and open access to the lounge.

CONSERVATORY

10' 3" x 11' 8" (3.14m x 3.58m) Nicely presented conservatory with rear facing double glazed door to the garden, two rear facing double glazed windows and a laminate floor.

KITCHEN

8' 4" x 20' 2" (2.55m x 6.15m) Beautiful kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, five ring gas hob with extractor fan above, double electric oven, matching splash backs, breakfast bar, plumbing for a washing machine, space for a fridge/freezer, plumbing for a



dishwasher, tiled flooring, storage cupboard, door to the hallway, rear/side facing double glazed windows, side facing door to the utility space.

UTILITY ROOM

6' 0" x 7' 9" (1.85m x 2.38m) Additional space to the rear of the garage with versatile use, door to the attached garage, side facing double glazed windows, rear facing double glazed windows and door to the garden, space for a tumble dryer, space for a fridge and a laminate flooring.







STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 5" x 10' 5" (1.97m x 3.20m) Providing access to all bedrooms/bathroom, side facing double glazed window, coving, airing cupboard and side facing double glazed window.

BEDROOM

11' 8" x 11' 11" (3.58m x 3.64m) Beautiful double bedroom with front facing double glazed bay window, fitted wardrobes and coving to the ceiling.

BEDROOM

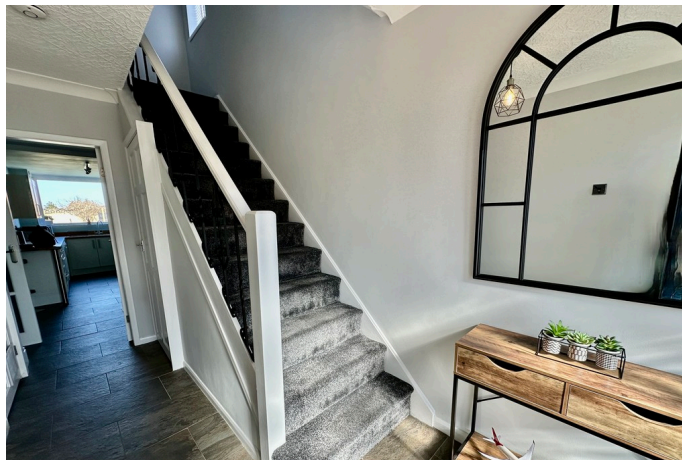
10' 11" x 11' 11" (3.34m x 3.64m) Further spacious double bedroom overlooking the garden via the rear facing double glazed window and benefits from fitted wardrobes with sliding doors.

BEDROOM

6' 5" x 7' 7" (1.98m x 2.33m) Third bedroom is a lovely single room with front facing double glazed window, coving and currently utilised as an office space.

BATHROOM

7' 3" x 5' 5" (2.23m x 1.66m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with glass shower screen mounted above, electric shower unit, tiled flooring, spotlights, tiled walls and a rear facing double glazed frosted window.



FRONT GARDEN/DRIVEWAY

Paved off street parking area for 2/3 cars in front of the house and garage.

GARAGE

Single attached garage with front facing door and further door to the rear.

REAR GARDEN & SHED

Large rear garden with central lawn, paved patio, fence enclosure, two sheds and a chicken pen.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

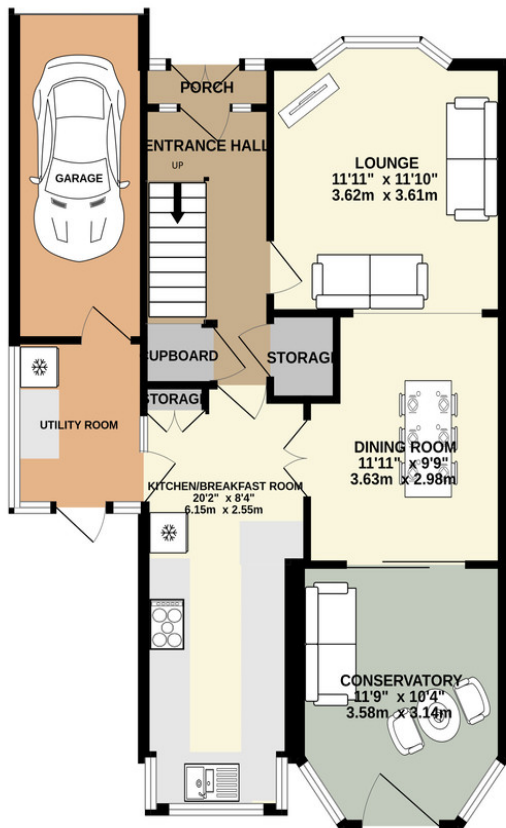
SERVICES: MAINS

HEATING SYSTEM: WARM AIR FLOW HEATING SYSTEM

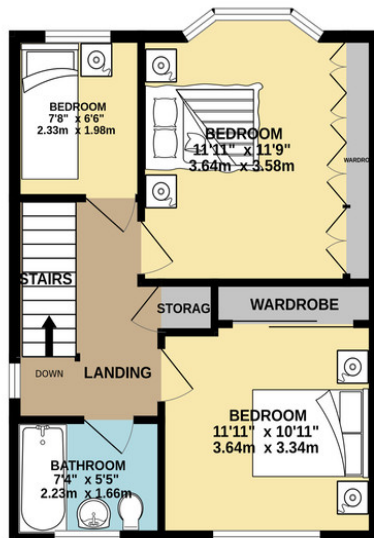
LAST SERVICE: UNKNOWN

ELECTRICS: NOT CHECKED RECENTLY

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		

TOTAL FLOOR AREA: 1237 sq.ft. (114.9 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.