





SUPERB THREE BEDROOM PROPERTY THAT IS IMMACULATE THROUGHOUT AND PROVIDES A MOVE IN READY HOME WITH THREE SHOWER ROOMS AND A FABULOUS GARDEN. This is sure to be top of the list for all purchasers looking for a spacious home over three floors within DN3. Located in Armthorpe on a popular residential estate the house briefly comprises of entrance hallway, gym, ground floor bedroom, shower room, utility room, stairs to the first floor landing, first floor lounge, first floor kitchen/diner, stairs to the second floor landing, two further bedrooms both with en-suite shower rooms, front garden, driveway, small garage space and an enclosed rear garden. STUNNING HOME AND ONE TO BE VIEWED PROMPTLY.



ENTRANCE HALL

2' 10" x 17' 5" (0.88m x 5.32m) This beautiful home is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, stairs lead to the first floor, airing cupboard, cloak cupboard, door to the ground floor bedroom, door to the shower room, door to the gym and door to the utility room.

GYM

7' 8" x 10' 2" (2.36m x 3.11m) Part of the garage has been converted to provide a useful space which is currently a gym with spotlights and power points.

UTILITY ROOM

5' 7" x 8' 9" (1.71m x 2.67m) Great utility space with fitted eye and base level units, work surfaces incorporating a single bowl sink with drainer, space for a fridge or freezer, plumbing for a washing machine, space for a tumble dryer, boiler within a cupboard, tiled flooring, radiator and rear facing double glazed frosted door to the garden.

GROUND FLOOR BEDROOM

8' 8" x 8' 8" (2.65m x 2.66m) Versatile room with rear facing double glazed window and a radiator.

SHOWER ROOM

2' 8" x 9' 2" (0.82m x 2.80m) Lovely shower room comprising of a low flush WC, wash hand basin within a vanity unit, shower cubicle, spotlights, extractor fan, heated towel radiator, tiled flooring and tiled walls.

STAIRS

Leading from the entrance hallway to the first floor landing.

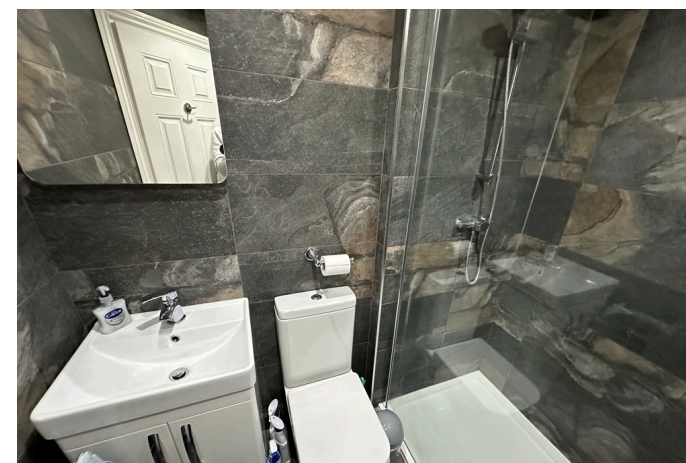


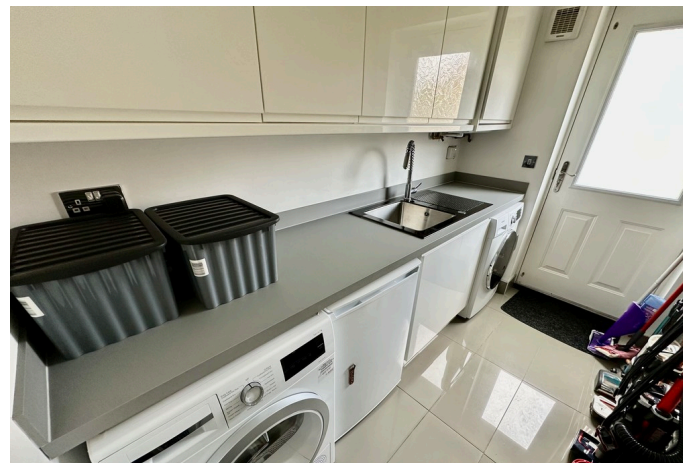
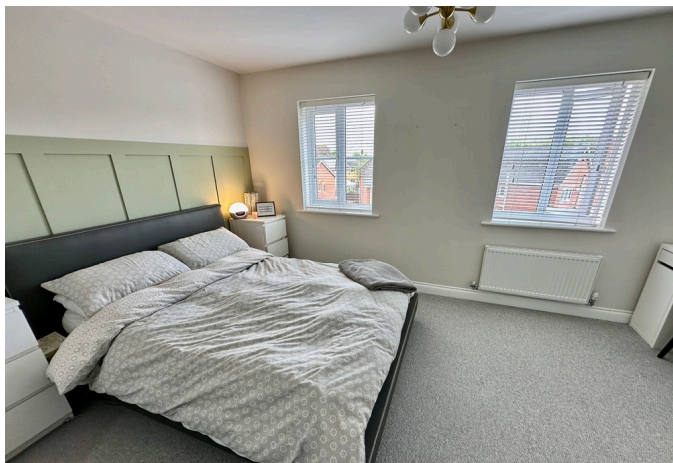
LANDING

Providing access to lounge/kitchen/diner and stairs to the second floor landing.

LOUNGE

14' 0" x 14' 7" (4.28m x 4.47m) Fabulous reception room with two front facing double glazed windows and radiator.







KITCHEN/DINER

14' 7" x 8' 9" (4.46m x 2.67m) L-shaped modern kitchen/diner with fabulous modern kitchen units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring electric hob with extractor fan above, double electric oven, integrated microwave, integrated dishwasher, space for a fridge/freezer, radiator, two rear facing double glazed windows and spotlights.

STAIRS

Leading from the first floor landing to the second floor.

SECOND FLOOR LANDING.

Providing access to two bedrooms.

BEDROOM

14' 8" x 12' 1" (4.48m max x 3.69m max) Lovely double bedroom with television ceiling mounted in the centre of the room, two fitted wardrobes, two front facing double glazed windows, radiator and door to the en-suite shower room.

ENSUITE

5' 9" x 6' 5" (1.76m x 1.98m) Lovely shower room comprising of a low flush WC, wash hand basin within a vanity unit, walk in shower with glass divide, tiled walls, tiled flooring, heated towel radiator, spotlights, extractor fan and mirror.

BEDROOM

14' 8" x 8' 9" (4.48m x 2.68m) Positioned at the rear of the house with two rear facing double glazed windows, radiator and door to the en-suite shower.

ENSUITE

5' 8" x 5' 8" (1.73m x 1.75m) Nicely presented shower room with low flush WC, wash hand basin within a vanity unit, corner shower cubicle, tiled walls, tiled flooring, spotlights, heated towel radiator, extractor fan and mirror.

FRONT GARDEN & DRIVEWAY

Small gravelled area, open access to the off street parking on the driveway and side access to the rear garden.

SMALL GARAGE

Part of the garage has been converted to create the gym but there is still storage space to the front with up and over door.

REAR GARDEN

Fantastic garden space with paved patio, central astro turf area, raised flower beds, slate beds, rear patio, fence enclosure and rear access gate.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

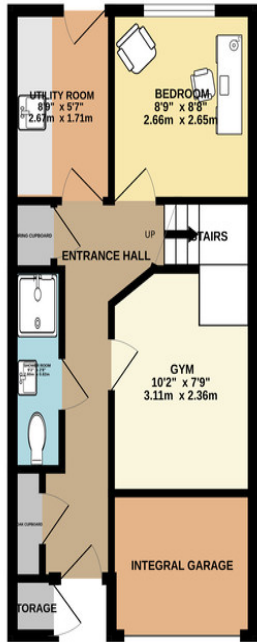
SERVICES: MAINS

HEATING SYSTEM: GAS FIRED BOILER

LAST SERVICE: 2024



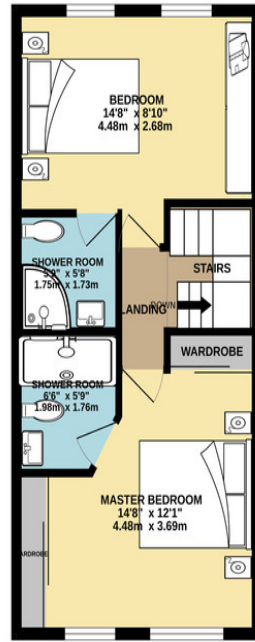
GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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.
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