





FABULOUS THREE BEDROOM SEMI-DETACHED HOME WITH CONSERVATORY TO THE REAR AND TWO FURTHER RECEPTION SPACES. This ideal family home offers excellent accommodation with spacious bedrooms and pleasantly presented throughout. Located in Intake within easy reach of the local primary/secondary schools, just a short walk to the local shops and is sure to be a popular property. The house briefly comprises of entrance hallway, living room, separate dining area, kitchen, conservatory, stairs to the first floor landing, three lovely bedrooms, bathroom with separate shower, driveway provides off street parking, single garage, front and rear gardens. **GREAT BUY IN DN2 & AVAILABLE WITH NO CHAIN.**

ENTRANCE HALL

5' 10" x 15' 4" (1.79m x 4.68m) This lovely home is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, stairs to the first floor and a storage cupboard beneath the stairs.

LOUNGE

12' 0" x 14' 5" (3.66m x 4.41m) Fabulous reception room with front facing double glazed half bay window, radiator, coving to the ceiling, ceiling rose, telephone point and decorative fireplace.

DINING AREA

11' 11" x 8' 1" (3.64m x 2.47m) Separate dining space with open access to the kitchen, rear facing double glazed French doors to the conservatory, radiator and laminate flooring.

KITCHEN

6' 8" x 14' 9" (2.04m x 4.52m) Delightful spacious kitchen with a range of fitted cabinetry, work surfaces incorporating a single bowl sink, four ring gas hob with extractor hood above, single electric oven, plumbing for aa washing machine, partially tiled splash backs, tiled flooring, open access to the dining area, side and rear facing double glazed windows.

CONSERVATORY

10' 1" x 12' 0" (3.08m x 3.68m) Overlooking the rear garden this extra living space benefits from side/rear facing double glazed windows, rear facing double glazed French doors to the garden and doors to the dining area.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 8" x 8' 4" (2.04m x 2.55m) Providing access to all bedrooms/bathroom, loft access point and side facing double glazed window.



BEDROOM

11' 3" x 11' 3" (3.44m x 3.44m) Fantastic double bedroom with front facing double glazed half bay window, radiator and a ceiling fan.

BEDROOM

9' 3" x 11' 0" (2.83m x 3.37m) Further spacious double bedroom with feature wood panelled walls/picture rail, rear facing double glazed window and a radiator.







BEDROOM

6' 8" x 7' 2" (2.04m x 2.19m) Single bedroom with front facing double glazed window, radiator and laminate flooring.

BATHROOM

8' 6" x 6' 6" (2.61m x 2.00m) Beautiful spacious bathroom with separate shower cubicle, electric shower unit, low flush WC, bath with shower attachment, wash hand basin, heated towel radiator, extractor fan, tiled flooring, tiled walls and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Small front garden with decorative gravelled bed, double gates lead to the off street parking on the driveway in front of the garage and side access is available to the rear garden.

GARAGE

Single garage with up and over door, benefitting from power points and lighting.

REAR GARDEN

Pleasant rear garden with fence enclosure, central lawn, paved path, raised paved patio, bushes, trees and side access gate to the driveway.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED BOILER

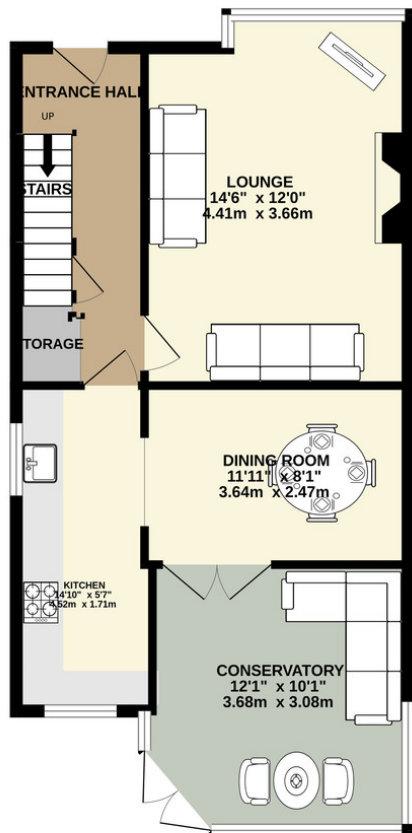
LAST SERVICE: 2024

ALL WINDOWS & DOORS REPLACED 2025

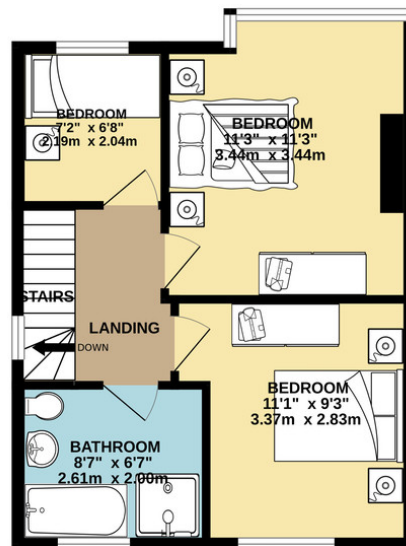
SERVICES: MAINS



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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 condition or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		