







**GREAT FAMILY HOME WITH THREE LOVELY SPACIOUS BEDROOMS, OPEN PLAN LOUNGE/DINER & FRENCH DOORS TO THE GARDEN. A great buy in DN7 and one to be viewed early to avoid disappointment. This delightful home offers plenty to purchasers and would ideally suit a first time buyer or investor. Pleasantly presented throughout the property briefly comprises of entrance area, living room/dining area, kitchen/breakfast area, stairs to the first floor landing, three lovely bedrooms, bathroom, front garden, off street parking on the driveway and a rear enclosed garden with large shed. AVAILABLE WITH NO CHAIN AND VIEWINGS ARE RECOMMENDED.**



### ENTRANCE AREA

Front facing double glazed frosted door leads to entrance area which is open plan with the kitchen.

### LOUNGE/DINER

19' 11" x 10' 10" (6.09m x 3.31m) Fabulous reception space that is open plan and perfect for living/dining, side facing double glazed French doors, rear facing double glazed French doors to the garden, rear facing double glazed window, two radiators, feature electric fire with decorative surround, coving to the ceiling and double doors to the kitchen/entrance area.

### KITCHEN/BREAKFAST AREA

19' 10" x 7' 10" (6.06m x 2.39m) Fantastic kitchen space with fitted breakfast bar, a range of fitted cabinetry, work surfaces incorporating a single bowl sink with drainer, four ring gas hob, electric double oven, extractor fan, partially tiled splash backs, front facing double glazed window, radiator, coving and stairs to the first floor landing.

### STAIRS

Leading from the entrance area to the first floor landing.

### LANDING

Providing access to the bedrooms/bathroom, front facing double glazed window, coving, loft access point and storage cupboard.

### BEDROOM

10' 5" x 11' 2" (3.20m x 3.42m) Lovely double bedroom with rear facing double glazed window, radiator and coving to the ceiling.



### BEDROOM

9' 2" x 8' 5" (2.81m x 2.57m) Further spacious bedroom overlooking the rear garden via the rear facing double glazed window, radiator and coving to the ceiling.

### BEDROOM

6' 6" x 10' 5" (2.00m x 3.20m) Positioned at the front of the house with coving, radiator, storage cupboard and front facing double glazed window.











### BATHROOM

5' 4" x 5' 11" (1.65m x 1.82m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower curtain rail mounted above, shower attachment, partially tiled walls, extractor fan, radiator and side facing double glazed frosted window.

### FRONT GARDEN & DRIVEWAY

With hedge to the front, small lawned area, open access to the pebbled driveway providing off street parking for one car and side access via a path to the rear garden.



### REAR GARDEN

Fence enclosed rear garden with paved patio, central lawn, large shed included and side access to the front.

### NOTES

**FREEHOLD PROPERTY**

**NONE STANDARD CONSTRUCTION**

**COUNCIL TAX BAND: A**

**HEATING SYSTEM: GAS FIRED COMBINATION  
BOILER**

**LAST SERVICE: 2025**

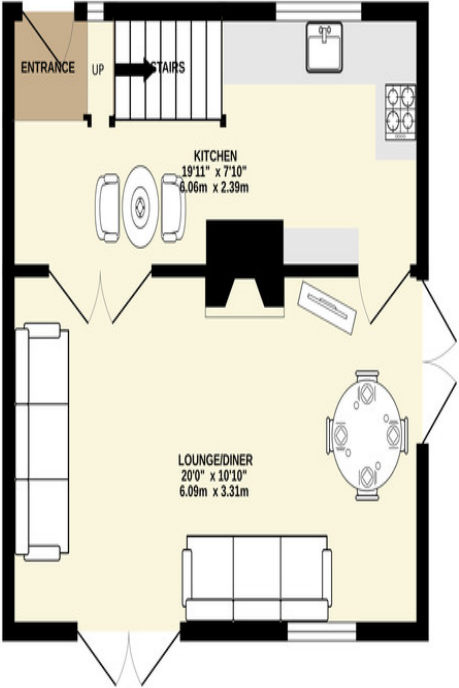
**ELECTRICAL WIRING CHECK: COMPLETED BY  
CURRENT OWNER**

**SERVICES: MAINS**

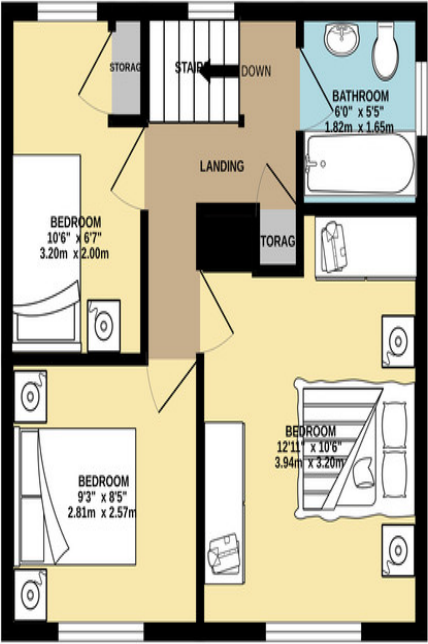




GROUND FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		