





SIMPLY FABULOUS THREE BEDROOM HOME WHICH WILL OFFER THE IDEAL MOVE IN READY HOME, BEAUTIFULLY PRESENTED YOU WILL NOT BE DISAPPOINTED WHEN YOU VIEW THIS ONE. Located in Kirk Sandall and positioned on a corner plot, this semi-detached house has been extended to the rear and is immaculately decorated throughout. An early inspection is highly recommended and the house briefly comprises of entrance hallway, WC, living room, conservatory/dining room, kitchen, stairs, landing, master bedroom with en-suite shower room, two further spacious bedrooms, bathroom, front garden, driveway, garage and rear enclosed garden. STUNNING FAMILY HOME IN DN3.



ENTRANCE HALL

6' 3" x 15' 1" (1.93m x 4.60m) This superb home is accessed via the front facing double glazed frosted door to the entrance hallway, laminate flooring, radiator, alarm system, door to the WC beneath the stairs, stairs to the first floor and internal doors to the lounge and kitchen.

WC

2' 10" x 4' 10" (0.88m x 1.49m) Benefitting from a low flush WC, wash hand basin, heated towel radiator, laminate flooring and partial wood panelled walls.

LIVING ROOM

11' 2" x 18' 10" (3.42m x 5.75m reducing to 3.80m) L-shaped room which is currently utilised as a lounge/play area with open access to the conservatory extension at the rear, two front facing double glazed windows, laminate flooring, spotlights, two radiators, coving and television point.

KITCHEN

8' 9" x 11' 2" (2.68m x 3.42m) Beautiful modern kitchen with oak work tops incorporating a single bowl sink, fitted cabinetry at both eye and base level, four ring electric induction hob with extractor fan above, electric double oven, integrated fridge/freezer, plumbing for a washing machine, partially tiled splash backs, spotlights and open access to the extension.

CONSERVATORY EXTENSION/DINING AREA

17' 2" x 11' 3" (5.24m x 3.43m) Fabulous addition to the property and provides the perfect family space with open access to both the kitchen and the lounge, great entertaining space with side facing double glazed French doors to the garden, side/rear facing double glazed windows, tiled flooring, electric under floor heating throughout extension and kitchen, plus spotlights to the ceiling.



STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

5' 8" x 11' 1" (1.74m x 3.40m) Providing access to all first floor accommodation, front facing feature arch double glazed window, storage cupboard, loft access point and the loft is boarded for storage.







BEDROOM

12' 1" x 10' 4" (3.69m x 3.16m) Beautiful double bedroom with fitted wardrobes, over bed storage cupboards, matching fitted drawers, door to the en-suite, rear facing double glazed window and a radiator.

ENSUITE

3' 5" x 9' 2" (1.05m x 2.80m) Nicely presented shower room with low flush WC, wash hand basin within a vanity unit, shower cubicle with rainfall shower head above, further hand held shower head, tiled walls, tiled flooring, extractor fan, heated towel radiator and rear facing double glazed frosted window.



BEDROOM

11' 11" x 8' 10" (3.65m x 2.70m) Further spacious double bedroom with fitted wardrobes/dressing area, radiator and rear facing double glazed window.

BEDROOM

10' 2" x 8' 4" (3.11m x 2.56m) Spacious third single bedroom with two front facing double glazed windows, radiator and partial wood panelled walls.



BATHROOM

5' 7" x 7' 1" (1.72m x 2.16m) Immaculately presented bathroom with a three piece suite comprising of a low flush wc, wash hand basin, bath with shower attachment, half tiled walls, tiled flooring, extractor fan, heated towel radiator and front facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Small lawned garden wrapping around the frontage, side access gate to the rear garden, open access to off street parking on the driveway in front of the garage.

GARAGE

Single garage benefitting from power points/lighting, the rear part of the garage has been converted into a bar area and accessed from the rear garden via a single rear facing door.

REAR GARDEN

Superb family garden with paved patio, astro turf area, gravelled area, side access gate, fence enclosed and rear door to the garage.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

SERVICES: MAINS

HEATING SYSTEM: GAS FIRED CENTRAL

HEATING SYSTEM AND ELECTRIC UNDER

FLOOR HEATING IN THE

KITCHEN/CONSERVATORY

LAST SERVICE: TBC

