





SIMPLY FABULOUS THREE BEDROOM HOME WHICH HAS BEEN EXTENDED AND MUCH IMPROVED OVER THE YEARS TO NOW PROVIDE A STYLISH FAMILY PROPERTY. You will not believe how much space there is available until you view this home and an early inspection is highly recommended. Beautifully presented this semi-detached house on Piping Lane East in DN5 briefly comprises of entrance hallway, WC, large lounge, open plan kitchen/dining space, extended conservatory space overlooking the garden, stairs to the first floor landing, three lovely bedrooms, shower room, external craft room, gym/bar, hot tub area is negotiable, off street parking on the paved driveway with electric charging point, superb enclosed rear garden with paved patio and central lawn with raised planters. STUNNING FAMILY HOUSE.

ENTRANCE HALL

6' 4" x 15' 7" (1.94m x 4.75m) This superb family home is accessed via the front facing double glazed frosted door to the entrance hallway, two front facing double glazed frosted windows, side facing feature double glazed window, radiator, tiled flooring, under stairs WC access and open access to the kitchen/diner.

LOUNGE

16' 11" x 13' 8" (5.17m x 4.17m max) Lovely reception room to the front of the house with front facing double glazed window, radiator and feature wood panelled wall.

WC

2' 10" x 6' 9" (0.87m x 2.08m) Benefitting from a low flush WC, wash hand basin, tiled flooring, heated towel radiator and a side facing double glazed frosted window.

KITCHEN/DINER

23' 9" x 9' 9" (7.24m x 2.98m) Amazing kitchen/dining space and perfect for entertaining with a range of modern fitted cabinetry at both eye and base level, beautiful work surfaces with matching splash backs, incorporating a single bowl sink with drainer unit, four ring gas hob, single electric oven, integrated microwave, integrated slimline dishwasher, integrated fridge/freezer, built in washing machine, built in tumble dryer, tiled flooring, spotlights, open access to the conservatory extension, open access to the hallway, side facing double glazed window, rear facing double glazed window and rear facing double glazed frosted door to the garden.

CONSERVATORY

10' 2" x 14' 3" (3.10m x 4.35m) Fabulous addition to the property with views over the rear garden via the side/rear facing double glazed windows, side facing double glazed



French doors to the patio, tiled flooring, radiator, ceiling fan/light, media wall including television and electric feature fireplace.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 5" x 6' 10" (1.98m x 2.10m) Providing access to the bedrooms/shower room, loft access point and side facing double glazed frosted window.





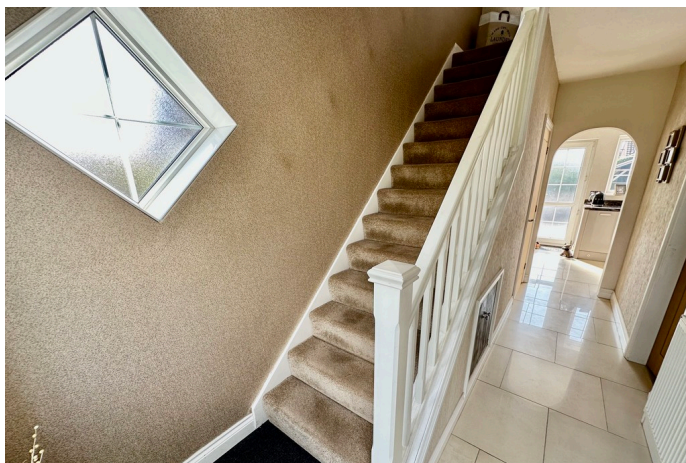


BEDROOM

16' 11" x 11' 11" (5.16m x 3.64m) Fantastic double bedroom with rear facing double glazed window, radiator, fitted wardrobes with sliding doors, storage cupboard and further built in wardrobe.

BEDROOM

11' 11" x 11' 6" (3.65m x 3.53m) Further spacious double bedroom with another set of wardrobes included in the sale, front facing double glazed window, radiator and feature wood panelled wall.



BEDROOM

11' 5" x 8' 5" (3.50m x 2.59m) Third bedroom is currently utilised as a dressing room with front facing double glazed window and a radiator.

SHOWER ROOM

6' 3" x 7' 10" (1.93m x 2.39m) Immaculately presented modern shower room with walk in shower area with dual shower head, glass divide, low flush WC, feature wash hand basin within a vanity unit, heated towel radiator, LED mirror, coving and side facing double glazed frosted window.

EXTERNAL CRAFT ROOM

8' 11" x 11' 10" (2.73m x 3.62m) Attached to the side of the house this room offers versatile use and is currently utilised as a craft room, it benefits from power points, lighting, rear/side facing double glazed windows and rear facing double glazed French doors.

GYM/BAR AREA

8' 11" x 16' 11" (2.74m x 5.17m) External building used for gym purposes and a bar area with rear facing double glazed

French doors, side facing double glazed French doors, front/side facing double glazed windows, tiled flooring and power points.

FRONT GARDEN/DRIVEWAY

Open access to the paved driveway in two tone grey providing off street parking for cars, electric car charging point, wall enclosure with decorative gate posts, side access via a gate, plus a small lawned area with mature bushes/shrubs.

REAR GARDEN

Stunning garden with central lawn and great paved patio area surrounding the lawn, lower pergola areas above the hot tub and private garden seating area, raised planting areas with mature mixed bushes/trees, shed included and hot tub is negotiable.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

COUNCIL TAX COST: £134 PER MONTH

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

INSTALLATION DATE: 2022

LAST SERVICE: 2024

ELECTRICS: UPDATED CONSUMER UNIT IN 2020

GARDEN FACES: SOUTH EAST

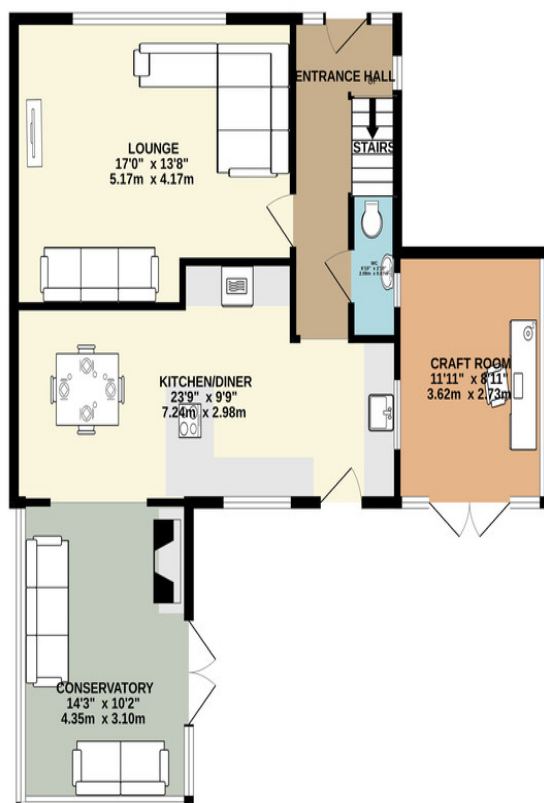
LOFT: NOT BOARDED

EPC RATING: TBC

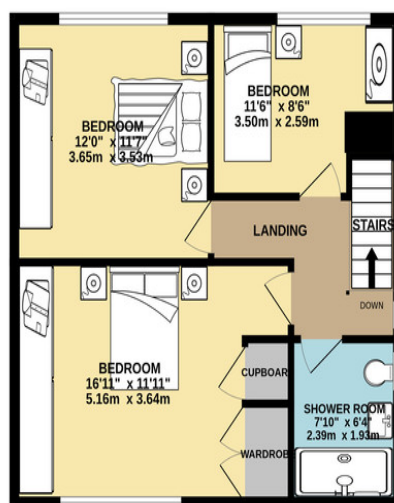
SERVICES: MAINS



GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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 coherability or efficiency can be given.

