





SUPERB DETACHED PROPERTY OCCUPYING A LARGE GARDEN PLOT WITH SEVERAL OUTBUILDINGS AND SHOULD BE VIEWED TO BE FULLY APPRECIATED. Delightful quiet location on Oldfield Lane, this bay fronted traditional detached home offers three lovely bedrooms and excellent family living accommodation. The property briefly comprises of entrance porch, entrance hallway, lounge, separate dining room, kitchen, stairs to the first floor landing, three lovely spacious bedrooms, separate WC, bathroom, front garden/driveway, car port, garage, external utility room, external WC, external garden room, further outbuildings for storage, several greenhouses and a fabulous tiered lawned rear garden. **GREAT FIND IN DN7.**



ENTRANCE PORCH

6' 11" x 1' 10" (2.13m x 0.58m) The property is accessed via the front facing double glazed frosted double doors to the porch and two front facing double glazed frosted windows.

ENTRANCE HALL

6' 10" x 13' 3" (2.09m x 4.06m) Further front facing double glazed frosted door leads to the porch, two front facing double glazed frosted windows, picture rail, radiator, half wood panelled walls, coving and stairs to the first floor.

LOUNGE

13' 1" x 11' 10" (4.00m x 3.62m) Beautiful bright reception room with front facing double glazed bow window, two radiators, picture rail, coving to the ceiling, bi-folding internal doors to the dining room, telephone point and a feature electric log effect fireplace.

DINING ROOM

11' 11" x 13' 0" (3.65m x 3.97m) Further spacious reception room with rear facing double glazed bay window including sliding door to the garden, four radiators, coving to the ceiling and door to the hallway.

KITCHEN

10' 5" x 11' 2" (3.19m x 3.42m) Nicely presented kitchen with a range of fitted cabinetry, work surfaces incorporating a single and half bowl sink with drainer unit, space for a fridge, space for a cooker with gas hob, plumbing for a washing machine, partially tiled splash backs, pantry, side facing double glazed frosted stable door, side facing double glazed window, rear facing double glazed window and a radiator.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

10' 6" x 10' 1" (3.21m x 3.09m) Providing access to all bedrooms/bathroom, side facing double glazed frosted window, loft access point, storage cupboard and partially wood panelled walls.

BEDROOM

11' 11" x 11' 10" (3.64m x 3.63m) Lovely double bedroom with front facing double glazed bow window, side facing double glazed window, radiator, picture rail and coving.







BEDROOM

12' 0" x 12' 11" (3.66m x 3.96m) Further double bedroom with rear facing double glazed bay window, two radiators and side facing double glazed window.

BEDROOM

8' 1" x 10' 9" (2.48m x 3.30m) Spacious single bedroom with feature front facing double glazed window, radiator, coving and a picture rail.

BATHROOM

7' 4" x 6' 10" (2.26m x 2.10m) Benefitting from a bath with shower screen, electric shower unit, wash basin within a vanity unit, radiator, tiled walls, extractor fan, coving and rear facing double glazed frosted window.

WC

2' 7" x 6' 10" (0.81m x 2.09m) Separate WC with low flush WC, tiled walls, coving and a side facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Lawned front garden with wall enclosure, double gates to the front lead to the driveway providing off street parking and further double gates lead to the car port at the side.

CAR PORT & GARAGE

Car port is attached to the side of the house and the garage benefits from storage space in the loft, power points and lighting.

EXTERNAL UTILITY ROOM

2' 11" x 5' 9" (0.91m x 1.76m) With base level fitted units, wash hand basin within the work surface and tiled walls.

EXTERNAL WC

2' 11" x 4' 10" (0.90m x 1.49m) With WC, tiled flooring and tiled walls.

EXTERNAL GARDEN ROOM

9' 0" x 12' 7" (2.76m x 3.84m) Side facing double glazed frosted door, side facing double glazed window, rear facing double glazed window, power points and lighting.

REAR GARDEN & OUTBUILDINGS

Side facing double glazed door provides access to the rear garden, which is mainly laid to lawn over three tiers, surrounding, flower/shrub beds, large rear garden shed with two rooms, additional greenhouses/shed and all are fence enclosed.

NOTES

FREEHOLD PROPERTY

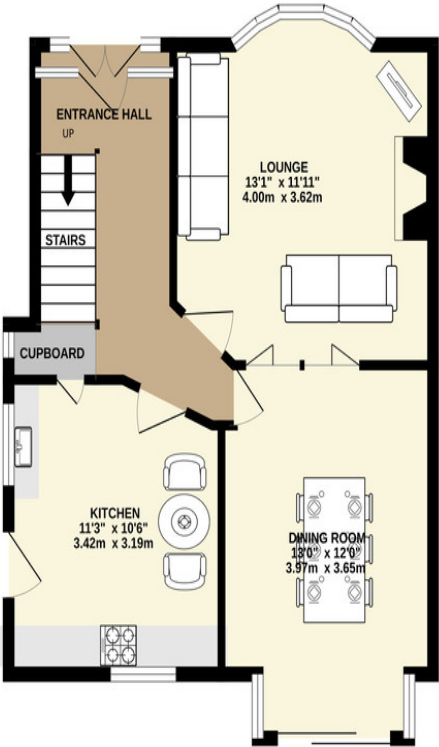
COUNCIL TAX BAND: B

EPC: TBC

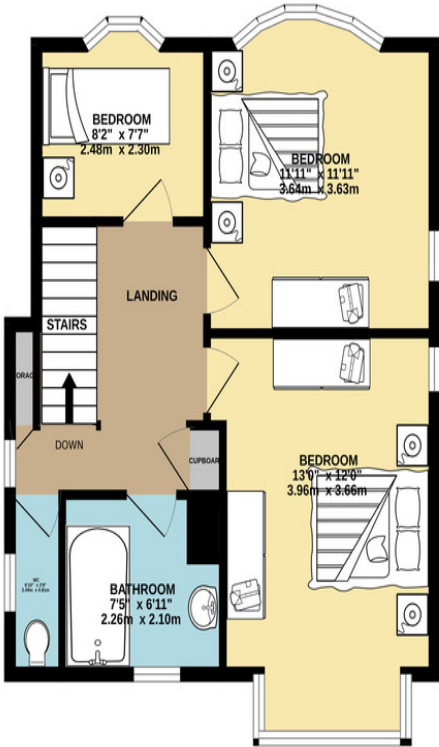
HEATING SYSTEM: GAS FIRED CENTRAL HEATING

SERVICES: MAINS

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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	55 D	
39-54	E		
21-38	F		