





SIMPLY BEAUTIFUL FAMILY HOME IN ARMTHORPE, THAT HAS EXCELLENT FAMILY SPACE AND A DELIGHTFUL MATURE GARDEN.

Only via an internal inspection will you fully appreciate this fabulous house on Fernbank Drive. All purchasers will be pleased on viewing this property positioned in a popular family location within easy reach of the M18 and all Armthorpe's local amenities/schools. This delightful house briefly comprises of entrance hallway, living room, separate dining room, extended sitting area, kitchen, stairs to the first floor landing, three bedrooms, bathroom, front garden, driveway providing off street parking, single garage and beautiful rear garden. A MUST SEE IN DN3.



ENTRANCE HALL

5' 10" x 13' 2" (1.80m x 4.03m) This fantastic family home is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, laminate flooring, coving to the ceiling, storage cupboard and stairs to the first floor.

LOUNGE

11' 2" x 13' 2" (3.42m x 4.02m) Beautiful reception space with front facing double glazed window, radiator, built in cupboards/shelves, coving and a feature coal effect gas fire with a decorative surround.

DINING ROOM

9' 4" x 8' 5" (2.85m x 2.59m) Second reception room with open access to the extended sitting area at the rear, door to the kitchen, coving and a radiator.

EXTENDED SITTING AREA

9' 11" x 9' 0" (3.04m x 2.76m) Lovely additional space at the rear of the dining area with views over the rear garden, rear facing double glazed sliding doors to the decking, radiator, dado rail and coving to the ceiling.

KITCHEN

14' 0" x 7' 10" (4.29m x 2.39m) Lovely kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, partially tiled splash backs, space for a fridge, space for a freezer, integrated dishwasher, space for a freestanding electric cooker/hob with extractor fan above, plumbing for a washing machine, pantry beneath the stairs, rear facing double glazed window and side facing double glazed frosted door.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 1" x 8' 8" (2.17m x 2.66m) Providing access to all bedrooms/bathroom, loft access point, coving to the ceiling and side facing double glazed window.



BEDROOM

11' 0" x 10' 1" (3.36m x 3.08m) Fabulous double bedroom with front facing double glazed window, radiator, coving, fitted wardrobes and shelving.

BEDROOM

10' 9" x 10' 0" (3.30m x 3.06m) Further spacious double bedroom with rear facing double glazed window, radiator, ceiling fan, fitted wardrobes and dressing area.







BEDROOM

7' 1" x 7' 2" (2.18m x 2.20m) Located at the front of the property a single bedroom with front facing double glazed window, built in bed, storage cupboard above the stairs, radiator and coving.

BATHROOM

7' 0" x 5' 5" (2.15m x 1.66m) Fantastic bathroom with a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, P-shaped bath with glass shower screen, shower unit above, spotlights, extractor fan, tiled walls, radiator and a rear facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Open access to the paved driveway providing off street parking, fence/wall partial enclosure, central astro turf, slate beds, mixed shrubs/flower beds and side access to the rear garden via a gate.

GARAGE

Single garage.

REAR GARDEN

Stunning rear mature garden with paved patio, raised decking area, central lawn, paved path, mature trees/bushes/flowers, fence enclosure, greenhouse and shed.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

**HEATING SYSTEM: GAS CENTRAL HEATING
SYSTEM - COMBINATION BOILER**

INSTALLATION DATE: 16/09/2023

LAST SERVICE: 25/10/24

SERVICES: MAINS

REAR EXTENSION COMPLETED: 1987

