





TUCKED AWAY IN A QUIET LOCATION, THIS DELIGHTFUL THREE BEDROOM HOME OFFERS A DOUBLE GARAGE AND A LARGE GARDEN. The property is deceptively spacious and boasts a large open plan reception space ideal for family and entertaining. A kitchen extension to the rear has provided a lovely addition to this home and should be viewed to be fully appreciated. The accommodation in brief comprises of entrance, lounge/dining room, kitchen, ground floor shower, stairs to the first floor landing, three spacious bedrooms, bathroom, front garden, driveway, double garage, single garage and large rear garden. GREAT BUY IN DN7.



ENTRANCE

Into the lounge via the front facing double glazed frosted door.

LOUNGE/DINER

16' 8" x 23' 11" (5.09m max x 7.31m) Open plan reception room ideal for living/dining, with electric feature fireplace, decorative stone fire surround, front facing double glazed window, rear facing single glazed window, door to the kitchen, coving to the ceiling, ceiling fan, two radiators, storage cupboard and stairs leading to the first floor.

KITCHEN/BREAKFAST ROOM

16' 1" x 9' 4" (4.91m x 2.85m) Great kitchen/breakfast space with a range of fitted cabinetry and work surfaces incorporating a single and half bowl sink with drainer, space for a freestanding cooker with gas hob, space for a fridge/freezer, partially tiled walls, breakfast bar, radiator, rear/side facing double glazed window, side facing double glazed frosted door to the garden and internal door to the shower.

SHOWER SPACE

The area beneath the stairs has been utilised for a shower area and benefits from a shower with curtain rail, tiled flooring and side facing double glazed frosted window.

STAIRS

Leading from the lounge/diner to the first floor landing.

LANDING

5' 10" x 8' 9" (1.80m x 2.69m) Providing access to all bedrooms/bathroom, loft access point and coving to the ceiling.



BEDROOM

10' 3" x 11' 10" (3.14m x 3.63m) Lovely double bedroom overlooking the rear garden via the rear facing double glazed window, picture rail, coving and wall mounted electric heater.

BEDROOM

9' 10" x 11' 4" (3.02m x 3.46m) Further double bedroom with front facing double glazed window, coving, picture rail and wall mounted electric heater.







BEDROOM

6' 5" x 6' 9" (1.98m x 2.08m) Single bedroom with front facing double glazed window and coving.

BATHROOM

5' 10" x 7' 1" (1.80m x 2.18m) Benefitting from a three piece suite comprising of a low flush WC, wash hand basin, bath, tiled walls, coving, radiator and a rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

The front garden has a paved path/gravelled area, hedge/wall enclosure, beds with a mixture of shrubs/bushes and a gate to the front.



REAR GARDEN & GARAGES

There is a side shared access road to further side double gates, providing potential for further parking at the rear, a large lawned garden with single garage, double garage at the rear, paved patio and a fence/hedge enclosure.

NOTES

FREEHOLD PROPERTY

SERVICES: MAINS

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS CENTRAL HEATING AND

TWO ELECTRIC HEATERS IN BEDROOM

ONE/TWO

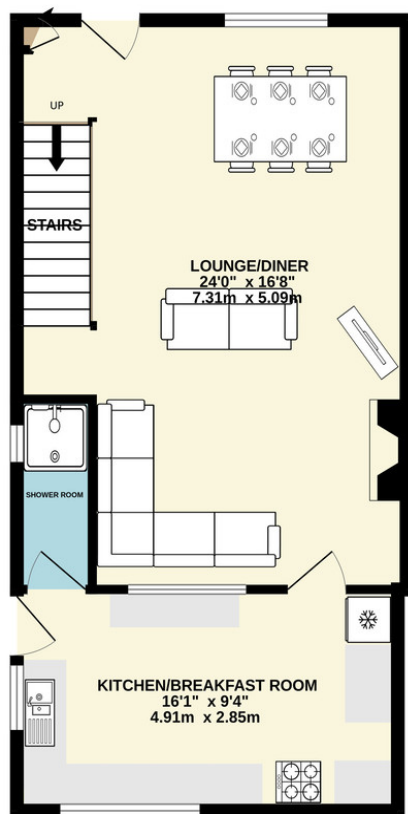
BOILER AGE: APPROX 2021

LAST SERVICE: 2024

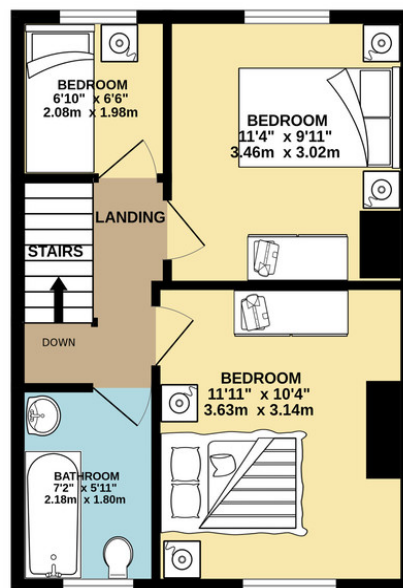
**SHARED ACCESS TO THE SIDE OF THE
PROPERTY TO THE SIDE GATES**



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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.

