





STUNNING THREE BEDROOM DELIGHTFUL FAMILY HOME THAT IS NOT ONLY SPACIOUS BUT ALSO STYLISHLY PRESENTED. This immaculate detached home is beautiful throughout and positioned at the bottom of a quiet cul de sac within the village of Armthorpe. Just a short walk to all the local amenities in the centre of Armthorpe and within two miles of M18 motorway access. The house itself briefly comprises of entrance hallway, WC, L-shaped lounge/diner, kitchen, stairs to the first floor landing, three lovely bedrooms, bathroom, off street parking on the driveway, side and rear enclosed gardens. **STYLISH DETACHED HOME.**

ENTRANCE HALL

5' 11" x 8' 6" (1.82m x 2.60m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, side facing double glazed window, radiator, door to the lounge, door to the WC, storage cupboard, alarm system and stairs to the first floor landing.

WC

2' 7" x 6' 2" (0.80m x 1.89m) Benefitting from a low flush WC, wash hand basin, tiled walls and tiled flooring.

LOUNGE/DINER

11' 0" x 24' 10" (3.36m max x 7.59m max) Superb reception space which is L-shaped providing lovely living/dining area with feature media wall including an electric feature fireplace and room for a TV, front facing double glazed window, two radiators, spotlights and rear facing double glazed French doors to the garden.

KITCHEN

8' 10" x 9' 11" (2.70m x 3.03m) Beautiful kitchen with a range of fitted cabinetry at both eye and base level, work surfaces with matching splash backs incorporating a single bowl sink with drainer unit, four ring induction hob with extractor hood above, single electric oven, integrated microwave, integrated dishwasher, wine cooler included, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, spotlights, side facing double glazed window and oak engineered flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 8" x 9' 4" (2.04m x 2.85m) Providing access to all bedrooms/bathroom, loft access point and side facing double



glazed window.

BEDROOM

10' 5" x 12' 7" (3.18m max x 3.86m max) Fantastic double bedroom with rear facing double glazed window, radiator, spotlights, decorative wood panelled wall with picture rail.

BEDROOM

10' 5" x 11' 10" (3.18m max x 3.63m) Further spacious double bedroom with front facing double glazed window, radiator and spotlights.







BEDROOM

8' 0" x 6' 0" (2.44m x 1.85m) Third bedroom is currently utilised as a walk in dressing area with fixed hanging to both sides, radiator, spotlights and rear facing double glazed window.

BATHROOM

7' 2" x 8' 8" (2.19m x 2.66m) Nicely presented bathroom comprising of a low flush WC, wash hand basin within a storage vanity unit, bath with glass shower screen mounted above, shower unit, tiled walls, tiled flooring, heated towel radiator and front facing double glazed frosted window.



FRONT GARDEN/DRIVEWAY

The front has been gravelled with paved edge to create off street parking in front of the property and there is a side access gate to the rear garden.

SIDE/REAR GARDEN

Lovely private garden which offers plenty of space to the side/rear with fence enclosure, paved patio, lawned area and gravel beds.



NOTES

FREEHOLD PROPERTY

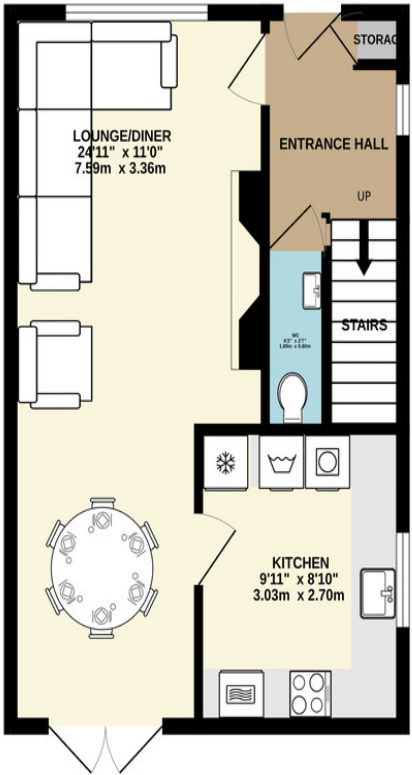
COUNCIL TAX BAND: B

**HEATING SYSTEM: GAS FIRED COMBINATION
BOILER**

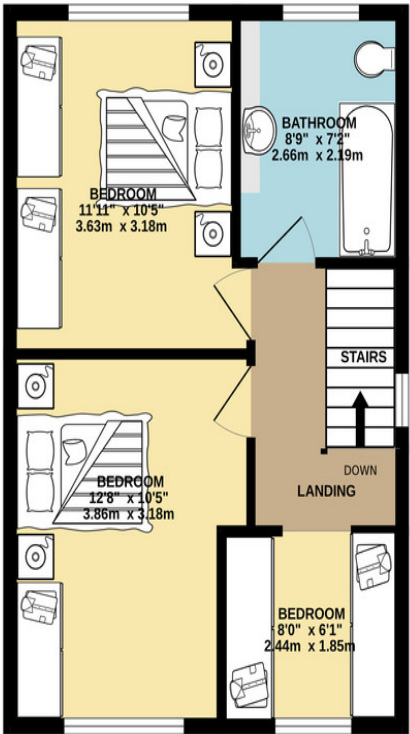
LAST SERVICE: 28/08/25

SERVICES: MAINS

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		