





SUPERB EXECUTIVE SIX BEDROOM FAMILY HOME TUCKED AWAY AT THE END OF WHIPHILL LANE IN ARMTHORPE AND ACCESSED VIA GATED ENTRY. This delightful new detached house occupies a great plot with gardens to the side and rear, plus plenty of off street parking space on the gravelled/paved area in front of the double garage. Beautifully finished throughout this property is move in ready and is sure to impress all purchasers in search of a stylish dwelling. The house in brief comprises of entrance hallway, WC, lounge, study, open plan stunning living kitchen/dining area with central island and bi-folding doors to the garden, utility room, internal door to the double garage, stairs to the first floor landing, two first floor bedrooms with en-suites/walk-in wardrobes, family bathroom, two further spacious first floor bedrooms, stairs to the second floor, two more second floor double bedrooms with en-suite shower rooms, shared access to the gated private driveways and double garage benefits from electric door. **AMAZING HOME IN DN3.**

ENTRANCE HALL

6' 6" x 17' 10" (1.99m x 5.44m) The front facing composite door leads to a generous hallway with porcelain tiled flooring, alarm system, front facing double glazed frosted window, spotlights, door to the WC and oak/glass staircase to the first floor with low level feature lighting.

WC

2' 9" x 5' 8" (0.85m x 1.75m) Benefitting from a low flush WC, wash hand basin within a vanity unit, half tiled walls, tiled flooring, under floor heating and spotlight.

STUDY

8' 4" x 9' 6" (2.56m x 2.90m) Versatile space that lends itself to an office or study with media cabinet on the wall, front facing double glazed window, under floor heating and telephone point.

LOUNGE

10' 5" x 17' 10" (3.20m x 5.44m) Beautiful reception space that will provide a cosy lounge with front facing double glazed window and under floor heating.



LIVING KITCHEN/DINER

26' 3" x 16' 0" (8.01m x 4.88m) Immaculately presented kitchen with central island, a range of fitted cabinetry with beautiful quartz work surfaces with matching splash backs, incorporating a single and half bowl sink with Quooker hot tap, full length integrated fridge/freezer, wine cooler, AEG appliances including integrated dishwasher, microwave/ovens, induction hob within central island and extractor hood above, low level feature kitchen lighting, spotlights, porcelain floor tiling throughout, rear facing double glazed window, rear facing double glazed bi-folding doors to the patio, door to the utility room and under floor heating.

UTILITY ROOM

8' 3" x 7' 10" (2.54m x 2.39m) Great additional utility space with door to the double garage, fitted cabinetry at both eye and base level, matching quartz work tops with splash backs incorporating a single bowl sink with drainer, plumbing for a washing machine, space for a tumble dryer, spotlights, extractor fan and under floor heating.

STAIRS

Leading from the entrance hallway to the first floor landing, with beautiful oak stair case and glass insert.

FIRST FLOOR LANDING

6' 5" x 23' 7" (1.98m x 7.20m) Providing access to all first floor bedrooms/bathroom, further staircase leading to the second floor landing, front facing double glazed window and radiator.

BEDROOM 3

14' 4" x 10' 5" (4.39m x 3.20m) Spacious bedroom with door to the walk-in wardrobe, door to the en-suite, rear facing double glazed window and a radiator.

WALK-IN WARDROBE

Ideal for storage space.

ENSUITE

6' 2" x 5' 2" (1.90m x 1.58m) Stunning en-suite shower room with



low flush WC, floating wash hand basin, walk in shower area with glass screen, dual shower head, spotlights, extractor fan, heated towel radiator, porcelain tiled flooring/walls and side facing double glazed frosted window.

BEDROOM 4

10' 5" x 12' 3" (3.19m x 3.74m) Positioned at the front of the house with walk-in wardrobe, door to the en-suite, radiator and front facing double glazed window.

WALK-IN WARDROBE

Ideal for storage space.







ENSUITE

6' 1" x 5' 2" (1.87m x 1.58m) Stunning en-suite shower room with low flush WC, floating wash hand basin, walk in shower area with glass screen, dual shower head, spotlights, extractor fan, heated towel radiator, porcelain tiled flooring/walls and side facing double glazed frosted window.

BEDROOM 5

11' 8" x 16' 0" (3.58m max x 4.90m) Further double bedroom at the rear of the property with rear facing double glazed window and radiator.

BEDROOM 6

8' 3" x 10' 1" (2.54m x 3.08m) Smallest of the six bedrooms is still generous and benefits from a front facing double glazed window and radiator.

BATHROOM

8' 7" x 7' 4" (2.63m x 2.24m) Superb bathroom with low flush WC, wash hand basin within a vanity unit, bath has been tiled in matching porcelain tiling, complimenting the flooring and walls, shower attachment in the bath, spotlights to the ceiling, extractor fan, heated towel radiator and side facing double glazed frosted window.

STAIRS

Leading from the first floor landing to the second floor with velux style window above.

SECOND FLOOR LANDING

Providing access to both second floor bedrooms with en-suites.

BEDROOM 1

13' 3" x 13' 11" (4.06m max x 4.25m max) Excellent spacious second floor bedroom with two rear facing double glazed windows, radiator and door to the en-suite.

ENSUITE

11' 8" x 6' 6" (3.57m x 2.00m) Beautiful en-suite shower room with walk-in shower, glass divide, dual shower head, low flush WC,

wash hand basin within a vanity unit, heated towel radiator, porcelain partially tiled walls/flooring, spotlights, extractor fan and front facing double glazed window.

BEDROOM 2

12' 8" x 13' 11" (3.88m max x 4.25m) Lovely double bedroom with door to the en-suite shower room, two rear facing double glazed windows and a radiator.

ENSUITE

10' 5" x 6' 6" (3.20m x 2.00m) Further beautiful en-suite shower room with walk-in shower, glass divide, dual shower head, low flush WC, wash hand basin within a vanity unit, heated towel radiator, porcelain partially tiled walls/flooring, spotlights, extractor fan and front facing double glazed window.

FRONT PARKING

Shared driveway access to the electric gated entry with fob, to the paved/gravelled off street parking on the driveway and in front of the double garage.

SIDE & REAR GARDEN

Fence enclosed side/rear garden with beautiful patio space.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: G

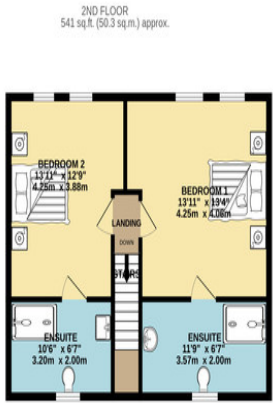
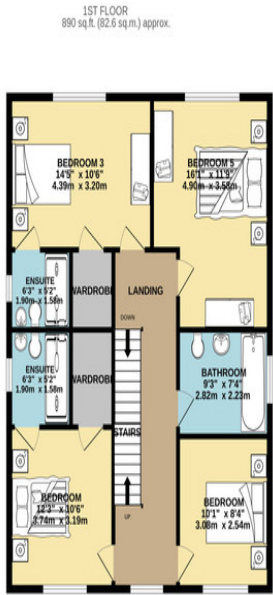
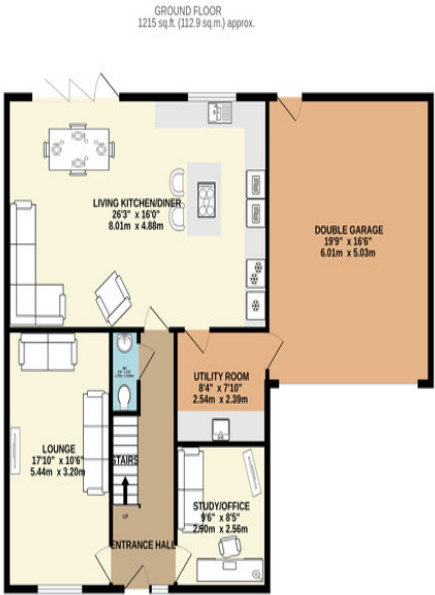
**CENTRAL HEATING SYSTEM: AIR SOURCE HEAT PUMP
UNDER FLOOR HEATING DOWNSTAIRS AND
RADIATORS ON FLOORS 1 & 2**

**VAILLANT HEAT PUMP WITH 5 YEAR GUARANTEE
FROM INSTALL IF SERVICED ANNUALLY**

**10 YEAR LABC WARRANTY WITH THE BUILD
2 YEAR CUSTOMER CARE DEFECT POLICY**

**KITCHEN BENEFITS FROM AEG APPLIANCES
LAND WAS PURCHASE IN 2022 & TWO PROPERTIES
HAVE BEEN COMPLETED ON THE SITE WITH SHARED
DRIVEWAY ACCESS**





TOTAL FLOOR AREA: 2646 sq.ft. (245.8 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		