





FANTASTIC FAMILY HOME IN EDENTHORPE WITH THREE LOVELY BEDROOMS AND POSITIONED ON A CORNER PLOT. Delightful house within easy reach of both primary and secondary schools, it is sure to be a popular one with family purchasers. A sought after DN3 village which offers plenty of local amenities and an early inspection is recommended. The property is nicely presented and briefly comprises of entrance hallway, lounge, kitchen/diner, utility room, stairs to the first floor landing, three spacious bedrooms, bathroom, separate WC, front gravelled area, side lawned garden and rear paved area. VIEWINGS ARE RECOMMENDED.



ENTRANCE HALL

12' 7" x 5' 11" (3.84m x 1.81m) This beautiful home is accessed via the side facing double glazed frosted door to the entrance hallway, radiator, stairs to the first floor, laminate flooring, alarm system and further side facing double glazed frosted window.

LOUNGE

13' 1" x 10' 11" (4.01m x 3.33m) Fantastic reception room which is lovely and cosy with front facing double glazed window and a radiator.

KITCHEN/DINER

11' 0" x 17' 3" (3.36m x 5.27m) Open plan kitchen/dining space with a range of fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, space for a freestanding cooker with gas hob, space for a fridge/freezer, plumbing for a dishwasher, radiator, front/rear facing double glazed windows, door to the utility room, two storage cupboards and laminate flooring.

UTILITY ROOM

8' 2" x 7' 9" (2.49m x 2.38m) Additional utility space with further fitted cabinetry, space for a tumble dryer, plumbing for a washing machine, laminate flooring, radiator, rear facing double glazed window and side facing double glazed frosted door.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

9' 8" x 6' 2" (2.97m x 1.89m) Providing access to all bedrooms/bathroom, rear facing double glazed window, loft access point and storage cupboard.

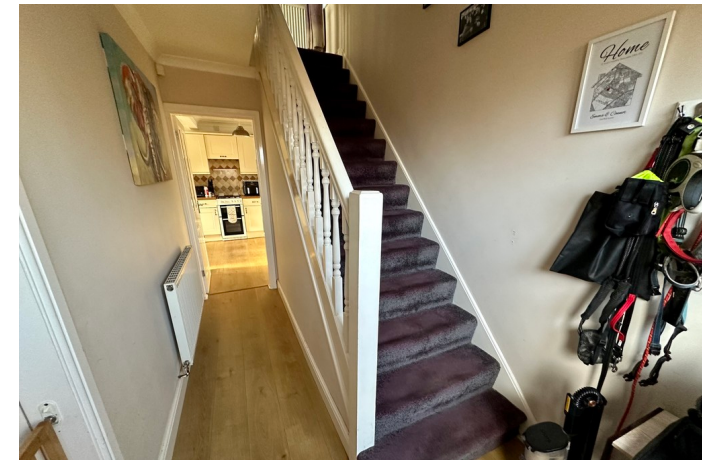


BEDROOM

8' 9" x 10' 9" (2.67m x 3.30m) Spacious double bedroom with fitted wardrobes, coving to the ceiling, front facing double glazed window and a radiator.

BEDROOM

11' 3" x 8' 6" (3.44m x 2.61m) Further double bedroom with fitted wardrobes, storage cupboard, coving to the ceiling, front facing double glazed window and a radiator.







BEDROOM

6' 2" x 8' 5" (1.89m x 2.57m) Third bedroom is L-shaped at the rear of the house and currently utilised as an office space with rear facing double glazed window, radiator and coving.

BATHROOM

4' 5" x 6' 2" (1.35m x 1.89m) Nicely presented bathroom with wash hand basin within a vanity unit, bath with glass shower screen, shower above the bath, tiled walls, heated towel radiator and rear facing double glazed frosted window.

WC

4' 4" x 2' 7" (1.34m x 0.79m) Benefitting from a low flush WC, wash hand basin within a vanity unit and rear facing double glazed frosted window.



FRONT GARDEN

Gravelled front area that is currently utilised as a parking space with open access to the front and side access gate to the rear garden.

SIDE GARDEN

Fence enclosed side garden that is mainly laid to lawn.

REAR GARDEN

Gravelled and paved area at the rear of the house with fence enclosure.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

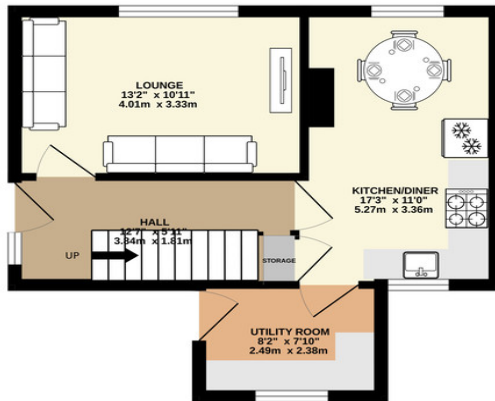
**HEATING SYSTEM: GAS FIRED COMBINATION
BOILER**

LAST SERVICE: 2025

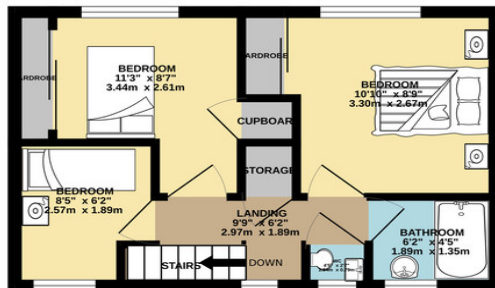
SERVICES: MAINS



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.2 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 can be taken for their performance or efficiency once they are used.



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		