





SUPERB EXTENDED FOUR BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION WITHIN EDENTHORPE. This delightful property has been much altered and improved to provide a deceptively spacious house perfect for a growing family in the heart of DN3. Beautifully presented throughout and briefly comprises of entrance hallway, WC, L-shaped lounge/dining room, open plan breakfast kitchen/diner, stairs to the first floor landing, master bedroom with walk-in wardrobe, ensuite bathroom, three further spacious bedrooms, stunning shower room, off street parking on the driveway, enclosed rear garden with raised decking, patio and HOT TUB IS INCLUDED.

ENTRANCE HALL

6' 9" x 14' 4" (2.07m x 4.39m) This fabulous home is accessed via the front facing double glazed frosted door to the hallway, radiator, tiled flooring, door to the WC, half wood panelled wall and stairs to the first floor.

WC

2' 9" x 5' 2" (0.86m x 1.59m) Benefitting from a low flush WC, wash hand basin, radiator, tiled flooring and an extractor fan.

LOUNGE

18' 9" x 14' 4" (5.72m x 4.38m) Beautiful L-shaped reception space ideal for entertaining with open access to the dining area at the rear, two radiators, two front facing double glazed windows and laminate flooring.

DINING AREA

8' 0" x 11' 9" (2.45m x 3.60m) Accessed via the lounge currently utilised as the dining space with rear facing double glazed window, radiator and laminate flooring.

KITCHEN/DINER

11' 3" x 16' 6" (3.45m x 5.05m) Superb open plan kitchen/diner with a range of modern fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, central breakfast bar, four ring gas hob with extractor fan above, single electric oven, plumbing for a washing machine, space for a fridge/freezer, partially tiled splash back, boiler housed in matching cupboard, decorative tiled wall, radiator, tiled flooring, rear facing double glazed window and rear facing double glazed French doors.

STAIRS

Leading from the entrance hallway to the first floor landing.







LANDING

Providing access to the bedrooms and shower room.

BEDROOM

14' 4" x 8' 0" (4.37m x 2.45m) Stunning master bedroom with door to the walk-in wardrobe/en-suite, front facing double glazed window, radiator and laminate flooring.

WALK-IN WARDROBE

5' 0" x 7' 10" (1.53m x 2.41m) Benefitting from wardrobe fittings and door to the en-suite.

ENSUITE BATHROOM

5' 10" x 7' 11" (1.79m x 2.42m) An en-suite with the wow factor comprising of a freestanding central bath with chrome tap/shower attachment, low flush WC, wash hand basin within a vanity unit, spotlights, extractor fan, tiled flooring, tiled walls, vertical radiator and rear facing double glazed frosted window.

BEDROOM

11' 8" x 8' 8" (3.57m x 2.66m) Further spacious bedroom with front facing double glazed window, radiator, laminate flooring, loft access point with drop down ladder.

BEDROOM

9' 8" x 11' 1" (2.97m x 3.40m) Lovely bedroom with fitted sliding wardrobes, radiator, laminate flooring and rear facing double glazed window.

BEDROOM

7' 10" x 7' 6" (2.41m x 2.30m) Currently utilised as an office this single bedroom with front facing double glazed window, radiator, laminate flooring and a storage cupboard.



SHOWER ROOM

6' 5" x 8' 4" (1.98m x 2.55m) Fantastic shower room with walk in shower, glass shower screen, dual shower head, wash hand basin within a vanity unit, tiled flooring, tiled walls, spotlights, extractor fan, vertical radiator and rear facing double glazed frosted window.

FRONT DRIVEWAY

Shared access to the off street parking area in front of the house, with external storage cupboard attached to the house and bin storage.

REAR GARDEN

Amazing rear garden with astro turf, raised decking, paved patio, pergola, hot tub included, slate beds and hedge/fence enclosed.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED BOILER & 2015

INSTALLATION

LAST SERVICE: 2024

SERVICES: MAINS

SHARED ACCESS TO THE DRIVEWAY

