







**\*\*\*Now Offers In Excess Of £480,000\*\*\* FABULOUS FIVE DOUBLE BEDROOM EXECUTIVE HOME WITHIN A PRIVATE SECLUDED CUL DE SAC IN THE HEART OF EDENTHORPE. This is the ideal family home with plenty of reception space and excellent spacious accommodation throughout. Positioned in a sought after village within DN3, the local schools are all within walking distance, M18 access within two miles and other local amenities on the door step. The property is beautifully presented and offers a turn key home, which briefly comprises of entrance hallway, WC, lounge, open plan living kitchen/diner, utility room, stairs to the first floor landing, master bedroom with en-suite bathroom, family bathroom, two further spacious first floor bedrooms, stairs to the second floor landing, two more double bedrooms, on en-suite shower room, off street parking on the driveway, double garage and two side gardens. SUPERB FAMILY HOME IN DN3.**



### **ENTRANCE HALL**

5' 3" x 6' 2" (1.61m x 1.88m) This lovely family house is accessed via the front facing double glazed frosted door to the entrance hallway, door to the WC, stairs to the first floor landing, walk-in storage cupboard beneath the stairs, tiled flooring, radiator, spotlights to the ceiling and an alarm system.

### **WC**

3' 8" x 5' 0" (1.14m x 1.54m) Benefitting from a low flush WC, wash hand basin, partially tiled walls, heated towel radiator, tiled flooring and front facing double glazed frosted



window.

### LOUNGE

12' 7" x 20' 0" (3.84m x 6.11m) Great reception space ideal for entertaining with pebble effect feature electric fireplace, side facing double glazed French doors off the lounge leads to the double garage, pebbled area, side gate, shed and bin storage, radiator and front facing double glazed window.

### LIVING KITCHEN/DINER

27' 1" x 20' 0" (8.26m x 6.11m) If you are in search of a living kitchen/diner, then this is the one for you with central matching breakfast bar, a range of modern fitted kitchen units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, double electric oven, four ring electric induction hob with extractor fan above, integrated fridge/freezer, integrated dishwasher, tiled flooring, spotlights, two radiators, door to the utility room, three front facing double glazed window and side facing double glazed French doors to the garden.

### UTILITY ROOM

9' 6" x 6' 7" (2.91m x 2.03m) Useful utility space with fitted storage, work surfaces incorporating a single bowl sink, plumbing for a washing machine, space for a tumble dryer, space for an American style fridge/freezer, tiled flooring, radiator, rear facing double glazed window and rear facing double glazed frosted door.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### FIRST FLOOR LANDING

9' 7" x 15' 9" (2.94m x 4.81m) With front facing feature double glazed window, radiator, storage cupboard, stairs to the ground and second floor landing.



### MASTER BEDROOM

12' 8" x 13' 10" (3.87m x 4.23m) Delightful double bedroom with en-suite shower room, front facing double glazed window, radiator, space for wardrobes and an air conditioning unit.

### ENSUITE BATHROOM

10' 0" x 5' 8" (3.06m x 1.74m) Beautifully presented en-suite bathroom with rear facing double glazed frosted window, bath with shower attachment, tiled flooring, tiled walls, walk











in shower with glass screen, dual shower head, wash hand basin within a vanity unit, low flush WC, spotlights, extractor fan and heated towel radiator.

#### **BEDROOM**

12' 0" x 9' 3" (3.67m x 2.83m) Spacious double bedroom with two front facing double glazed windows, radiator and air conditioning unit.

#### **BEDROOM**

14' 2" x 10' 4" (4.34m x 3.16m) Located at the rear of the property with side facing double glazed window and radiator.

#### **BATHROOM**

12' 0" x 6' 8" (3.68m x 2.04m) Immaculately presented bathroom with walk in shower area, glass screen, wash hand basin within a vanity unit, low flush WC, bath with shower attachment, sound system mounted on ceiling, television above the bath, extractor fan, tiled flooring, tiled walls, heated towel radiator and rear facing double glazed frosted window.

#### **STAIRS**

Leading from the first floor landing to the second floor.

#### **SECOND FLOOR LANDING**

10' 2" x 4' 6" (3.12m x 1.39m) With single rear facing double glazed Velux window and doors to both bedrooms.

#### **BEDROOM**

14' 6" x 14' 3" (4.43m x 4.35m) Wonderful second floor bedroom with en-suite shower room, two rear facing double glazed Velux style windows and a radiator.

#### **ENSUITE**

5' 10" x 9' 10" (1.78m x 3.02m) Lovely en-suite shower room once again with a walk in shower, glass divide, spotlights, extractor fan, low flush WC, wash hand basin, tiled flooring, tiled walls and a heated towel radiator.

#### **BEDROOM**

12' 7" x 14' 3" (3.86m x 4.35m) Finally the last spacious bedroom on the second floor is currently utilised as an office space with two rear facing double glazed velux style windows and a radiator.

#### **FRONT GARDEN/DRIVEWAY**

Small lawned garden with side access gate to the side garden and open access to the paved driveway offering off street parking in front of the double garage.

#### **DOUBLE GARAGE**

Benefits from an electric door, power points and lighting.

#### **SIDE GARDEN**

Further side door leads to the double garage, pebbled area, paved path to the gate and behind the house. Shed is also included.

#### **MAIN SIDE GARDEN**

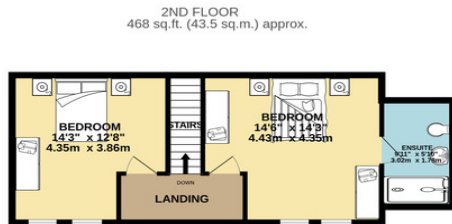
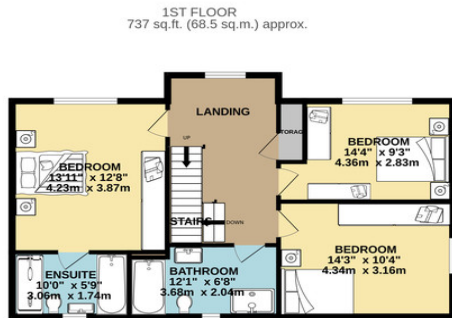
Side French doors off the living kitchen leads to a great side garden that is both private and spacious with central lawn, shrub/bushes, slate beds, paved patio and a wall/fence enclosure.

#### **NOTES**

CCTV included

Alarm system included.





TOTAL FLOOR AREA : 2142 sq.ft. (199.0 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	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		