



6 Wheat Lane, Hibaldstow, DN20 9FR

£335,000

Offered with no onward chain this beautiful four bed detached home is immaculate and feels brand new. Keigar built, 'The Chatsworth' is part of the sought after Willow Farm development. In particular, this family home sits in a quiet cul de sac with a west facing rear garden and no passing traffic. Perfectly laid out with a spacious lounge, an open plan living kitchen diner, a utility, playroom/study, downstairs w.c., landing, four bedrooms, an en suite and a family bathroom, all perfectly presented with neutral décor. Outside the gardens are secure and there is summer house, detached brick garage and driveway too. Additionally, there is the remainder of the LABC warranty for peace of mind. Viewings are available by appointment, please contact us to book.

Entrance hall

Living room 18'9" x 10'9" (5.74 x 3.28)



Office 10'4" x 6'0" (3.15 x 1.83)



W.C.

Utility



Kitchen / Dining room 23'11" x 15'10" (7.29 x 4.85)



Bedroom one 14'9" x 14'4" (4.50 x 4.39)



En suite



Bedroom two 13'5" x 12'9" (4.09 x 3.91)



Bedroom three 11'3" x 10'11" (3.45 x 3.33)



Bedroom four 9'1" x 7'4" (2.79 x 2.26)

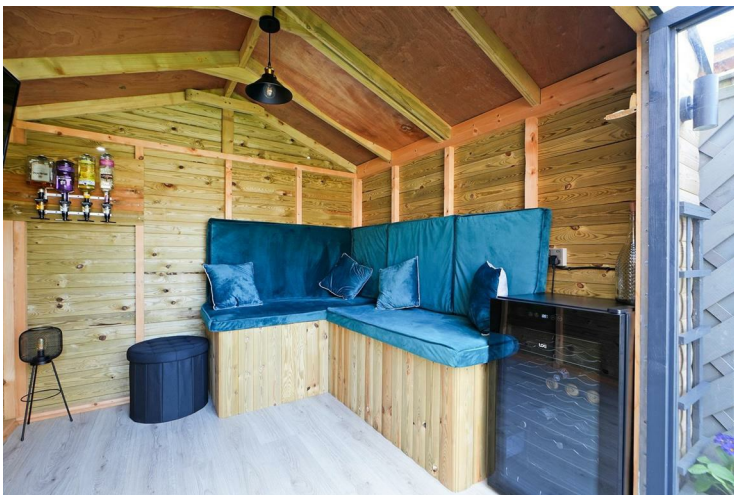


Bathroom



Garage 16'6" x 9'8" (5.03 x 2.95)

Summer house 8'0" x 8'0" (2.46 x 2.44)

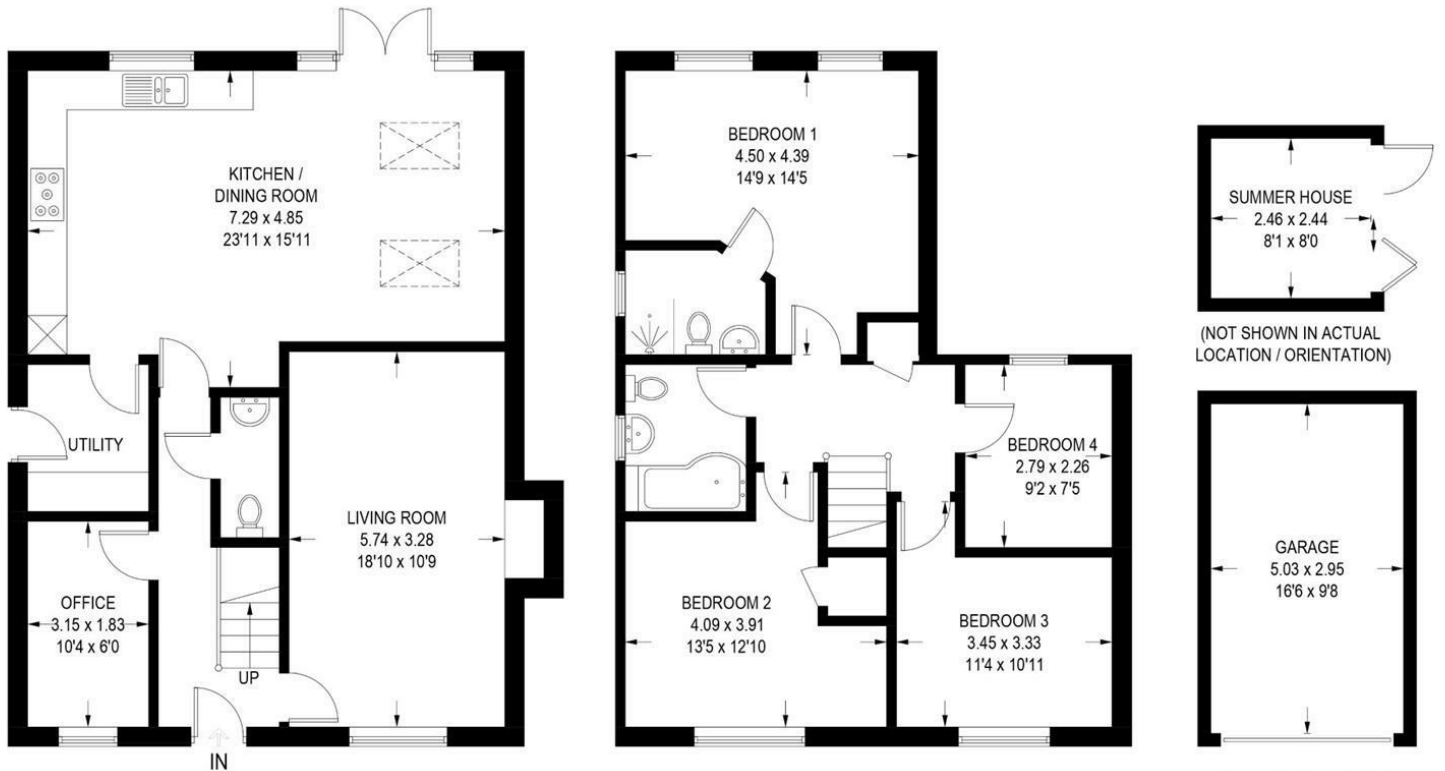


Outside



6 WHEAT LANE

APPROXIMATE GROSS INTERNAL AREA = 136.2 SQ M / 1466 SQ FT
 GARAGE / SUMMER HOUSE = 20.9 SQ M / 225 SQ FT
 TOTAL = 157.1 SQ M / 1691 SQ FT



GROUND FLOOR
74.6 SQ M / 803 SQ FT

FIRST FLOOR
61.6 SQ M / 663 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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