

# Balmforth

Estate Agents, Valuers & Letting Agents



## Stublands Finkle Green

Birdbrook,, CO9 4BU

Asking Price £590,000



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UPVC entrance door leading into

## ENTRANCE PORCH

Tiled flooring. Door through to

## ENTRANCE HALLWAY

Stairs rising to first floor. Radiator. Door to

## LOUNGE

18'5 x 11' (5.61m x 3.35m)

A dual aspect room with UPVC bay window to front aspect. Sliding patio doors leading out into the rear garden. Feature brick fire place with working open fire. Radiator. Wall mounted blow heater.

## DINING ROOM

10'10 x 10'11 max (3.30m x 3.33m max)

UPVC bay window to front aspect. Serving hatch. Wall mounted blow heater.

## KITCHEN

28'9 x 6'10 (8.76m x 2.08m)

Separated in two halves with archway. Two UPVC double glazed windows to rear aspect. Built in electric oven and grill. Electric four ring hob. Stainless steel sink with double drainer. Floor mounted oil boiler. Space for appliances. Built in under stairs storage cupboard. Radiator.

Door to

## UTILITY ROOM

12'9 x 5'7 (3.89m x 1.70m)

UPVC door leading out into the rear garden. Space and plumbing for washing machine. Access to loft hatch. Sliding door leading into

## DOWNSTAIRS CLOAKROOM

Obscure double glazed window to rear aspect. Fitted with a matching white suite comprising low level WC, wash hand basin. Tiled floor. Tiled splashback. Radiator.

## DOWNSTAIRS BEDROOM

9'8 x 6'10 (2.95m x 2.08m)

A dual aspect room with two UPVC double glazed windows to rear aspect. Built in storage cupboard. Radiator.

## FAMILY ROOM

21' x 9'8 (6.40m x 2.95m)

UPVC bay window to front aspect. Wall mounted blow heater. Radiator.

## LANDING

Access to loft space. UPVC double glazed window to front aspect. Radiator. Door to

## BATHROOM

UPVC double glazed window to rear aspect. Re-fitted with a matching four piece suite comprising side panel bath with shower attachment over. Shower cubicle housing Myra electric shower. Low level WC. Wash hand basin. Radiator.

## BEDROOM THREE

11'1 x 6'9 (3.38m x 2.06m)

UPVC double glazed window to rear aspect. Radiator.

## BEDROOM ONE

11' x 10'11 (3.35m x 3.33m)

UPVC double glazed window to front aspect with countryside views. Radiator.

## BEDROOM TWO

10'9 x 11'2 max (3.28m x 3.40m max)

UPVC double glazed window to front aspect with countryside views. Built in airing cupboard. Radiator.

## OUTSIDE

The property is situated in a generous plot of approximately half an acre. Enclosed to the front boundaries with mature low level hedging, remainder laid to lawn. Off street parking for several vehicles leading to the attached double garage with power and light connected.

The rear garden is enclosed to boundaries and enjoys an immediate patio area with the remainder of the garden laid to lawn. Wooden shed. Greenhouse. Mature hedgings, shrubs and trees. Located to the side of the property is an orchard with various fruit trees, mainly apples and plums.



## Road Map



## Hybrid Map



## Terrain Map



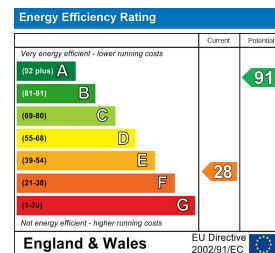
## Floor Plan



## Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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