

# Balmforth

Estate Agents, Valuers & Letting Agents



## 9 Windmill Rise

Hundon, CO10 8EQ

Offers Over £400,000



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Composite door with UPVC side panel leading into:

## ENTRANCE HALLWAY

Radiator. Doors to:

## LOUNGE

15'7" x 11'1" (4.75 x 3.38)

UPVC bay window to front aspect. Radiator.

## STUDY

13'2" x 7'7" (4.01 x 2.31)

UPVC double glazed window to front aspect. Door to:

## SHOWER ROOM

Low level concealed cistern WC. Wash hand basin with vanity unit below. Walk in shower cubicle with thermostatic shower over. Inset spotlights. Extractor fan.

## KITCHEN/DINER

25'1" x 10'5" (7.65 x 3.18)

UPVC double glazed window to rear aspect. French doors leading out onto rear garden. Refitted with a range of matching base and wall units with work surfaces over. Built in five ring gas hob with extractor fan over. Built in eye level oven and grill. Built in fridge freezer. Space and plumbing for washing machine and tumble dryer. Sink with drainer and mixer tap over. Radiator. Inset spot lighting. Large walk in understairs storage cupboard.

## FIRST FLOOR

### LANDING

UPVC double glazed window to side aspect. Access to loft space. Storage cupboard.

## MASTER BEDROOM

13'6" x 10'7" (4.11 x 3.23)

Two double glazed windows to front aspect. Radiator. Inset spotlighting.

## BEDROOM TWO

10'9" x 10'7" max (3.28 x 3.23 max)

Two double glazed windows to rear aspect with countryside views. Two built in sliding storage wardrobes. Radiator.

## BEDROOM THREE

9'10" x 7'0" (3 x 2.13)

UPVC double glazed window to front aspect. Radiator.

## BATHROOM

Obscured two double glazed windows to side and rear aspect. Recently refitted with a matching white suite comprising low level WC, wash hand basin with vanity unit below and side panel bath with thermostatic shower over. Heated towel rail. Inset spotlighting. Extractor fan.

## OUTSIDE

The property enjoys overlooking the green to the front and has off street parking for several vehicles. The rear garden is fully enclosed, wood panelling fencing to all boundaries with immediate patio area ideal for outside entertaining with a further covered patio area. The remainder is laid to lawn with raised beds and borders. Rear gated access.





## Road Map



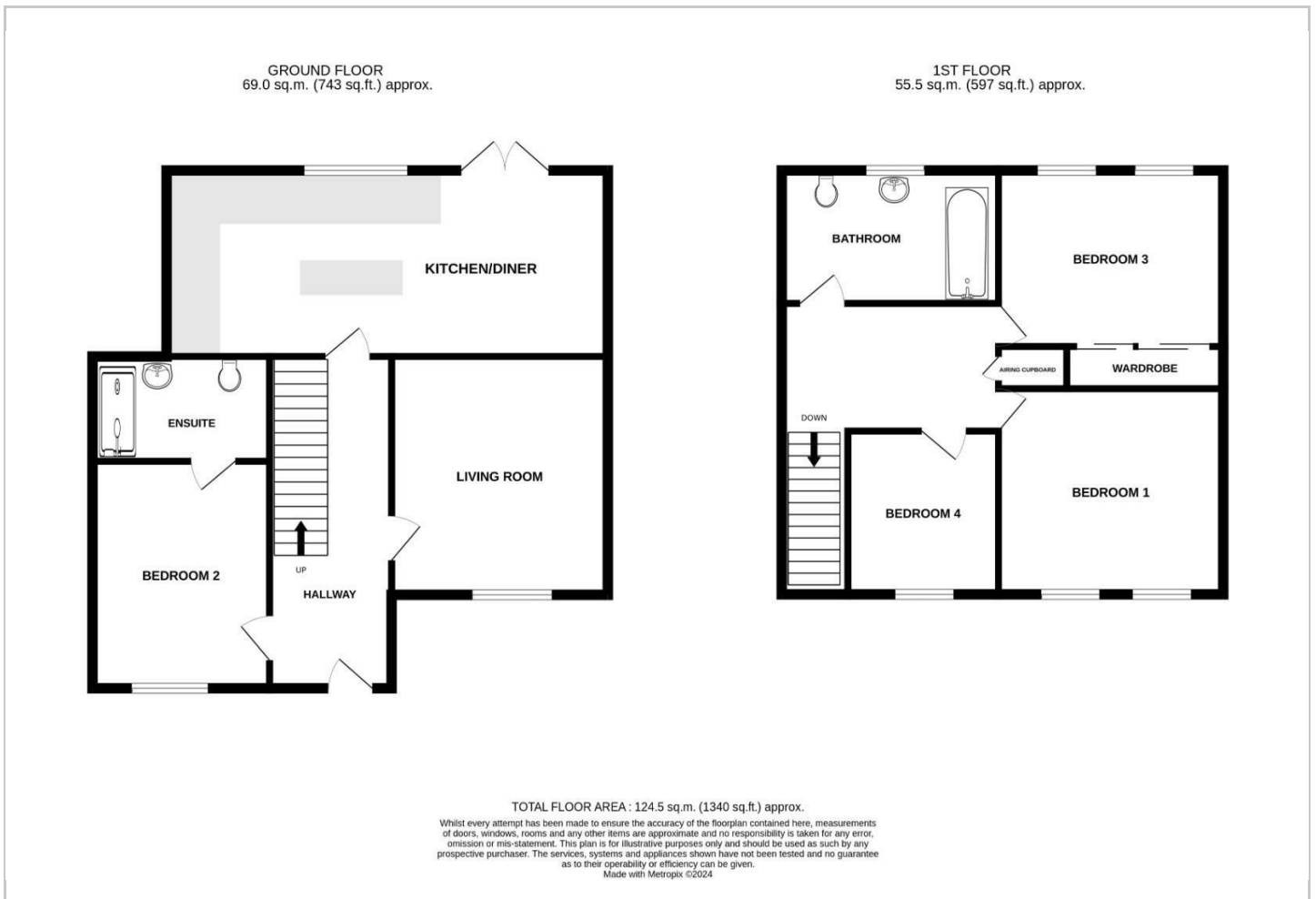
## Hybrid Map



## Terrain Map



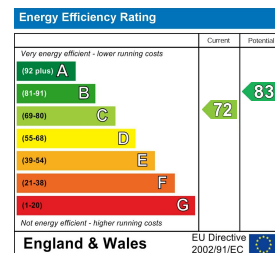
## Floor Plan



## 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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