



## Clinton Rise

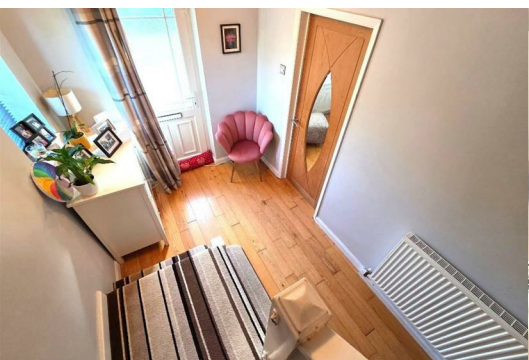
, Gamston, DN22 0QJ

Offers over £250,000



Nestled in the charming area of Clinton Rise, Gamston, this delightful extended semi-detached house offers a perfect blend of comfort and space. With a generous living area, this property is ideal for families or those seeking a bit more room to breathe.

Situated in a rural neighbourhood, this semi-detached house presents a wonderful opportunity to create lasting memories in a welcoming community. Don't miss your chance to view this charming property and envision the possibilities it holds for you and your loved ones.





Description

This extended property offers generous space inside and out, with a driveway for approximately 9 vehicles, large garage with workshop, enclosed rear gardens over looking the fields, two reception rooms, three bedrooms and a generous size bathroom there is room for all the family.  
This property MUST be viewed to appreciate the space on offer in a beautiful rural setting over looking the fields front and back.

Hallway 13'1" x 7'1" (4.00m x 2.16m)

The property's main entrance is through the upvc front door into the hallway which has a warmth from the golden solid wood floor, staircase descending into a bright, open-plan bottom landing area. The staircase has a striped carpet runner in shades of beige, brown and cream, adding warmth and contrast to the wooden flooring below and a radiator.

Reception Room 14'3" x 12'9" (4.35m x 3.90m)

The reception room is entered off the hallway through a wooden interior door with a modern, oval glass inset. Upon entering you are greeted by the cosy feel from the open fire with a curved edge brick fireplace, stone hearth and a solid wood mantle, the continuation of the solid wood floor, radiator, ceiling and wall lights.

Play Room 12'9" x 10'9" (3.90m x 3.30m)

The playroom is thoughtfully positioned next to the open-plan kitchen, allowing parents to easily supervise children while cooking, dining, or entertaining. It's designed with both fun and practicality in mind, a bright, cheerful space that feels connected to the heart of the home with storage cupboards either side of the chimney breast and French doors leading onto the block paved patio which is safely secured with a fence and gate. Coving and centre light to the ceiling and two recess spot lights and a radiator.

Dining Room 10'4" x 8'0" (3.16m x 2.45m)

The open plan dining room is located next to the kitchen and has a tiled floor, side facing window, three pendant ceiling lights, radiator and a side facing window and an understairs cupboard.

Kitchen 16'2" x 8'0" (4.95m x 2.44m)

The kitchen comprises of timeless white high gloss wall and base units with a kidney shape four ring electric hob, extractor above, fan assisted oven with grill and space for a dishwasher, washing machine and fridge / freezer with black speckled granite worktops and Belfast sink. The continuation of the tiled floor leads through into kitchen from the dining room, ceiling beams, spot lights and a side facing upvc window. A side facing upvc doors leads out to the driveway and offers easy access to the kitchen when returning home with the shopping.

Ground Floor Cloak Room 4'5" x 3'1" (1.35m x 0.95m)

Every family homes needs the convenience of a ground floor cloakroom located off the kitchen with a soft closing toilet.

Stairs & Landing

The carpet staircase leads to the first floor with a side facing window and access to the bedrooms and bathroom and loft access.

Bedroom One 13'4" x 13'1" (4.07m x 4.00m)

A front facing double bedroom over looking the fields, large enough to comfortably accommodate a super king size bed with white washed floor boards, tv station area with shelving and recess lighting above and a ceiling light and radiator.

Bedroom Two 13'4" x 11'11" (4.07m x 3.64m)

A double bedroom rear facing over looking the rear facing open fields with dado rail, carpet and radiator.

Bedroom Three 9'8" (7'4") x 7'1" (2.97m (2.24m) x 2.16m)

A single bedroom front facing with carpet and radiator.

Bathroom 9'10" x 6'1" (3.00m x 1.86m)

The property includes a conveniently located bathroom, designed to cater to the needs of modern living and comprises of a roll top bath, one and a half walk in corner shower cubicle with a pump fed shower, wc and hand basin, chrome ladder rail, recess lights and extractor. Fully tiled walls and floor and an obscure rear facing upvc window.

Garage 30'10" x 17'11" (9.40m x 5.47m)

The garage is oversized and currently stud wall separated into three different areas for usage; garage to the front, workshop and bar area. The unit has its own consumer unit, electric and lighting. Two heavy duty metal doors secure the garage and a side facing door leading into the rear garden.

Outside

To the front of the property you enter through a sliding electric gate onto a block paved driveway for approximately 9 vehicles, outside water tap, outside electrics and a gate leading onto the rear garden where there is a fully enclosed large lawn, separate block paved enclosed play area where the Greenstar Heatslave floor mounted combi boiler is located, wooden log store and views across the fields. Garage as mentioned.

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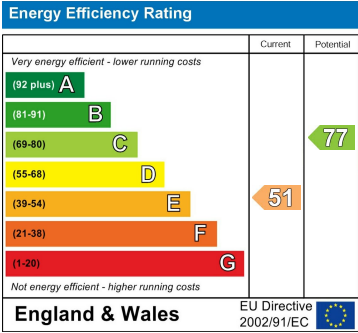
Area Map



Floor Plans



Energy Efficiency Graph



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