



## 23 SARGENTS WAY

HIBALDSTOW, DN20 9FD

**£320,000**  
**FREEHOLD**

Welcome to this extended 4-bedroom detached family home, located in the picturesque and tranquil village of Hibaldstow, situated on a cul-de-sac, this property offers privacy and a peaceful way of life.



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### DESCRIPTION

The vendors have undertaken a significant extension to the rear of the house, creating a fantastic open-plan living space that includes a modern kitchen, dining area, and a family room – ideal for entertaining or enjoying quality family time.

In addition to this, the ground floor also features a formal forward-facing living room, a home office, a utility room, and a convenient WC.

Upstairs, the property boasts four generously sized double bedrooms, including an en-suite to the master bedroom, as well as a large family bathroom.

The exterior offers a double driveway and to the rear, you'll find a beautifully elevated garden with plenty of potential for outdoor living and relaxation.

### ENTRANCE HALLWAY

Accessed through a timber door with stairs to the first floor, radiator and under stairs storage leading into:-

### LIVING ROOM

With a uPVC double glazed window to front aspect, radiator, space for an electric fire.

### KITCHEN (DINER / FAMILY ROOM)

With a uPVC double glazed window to side aspect, Velux style window to ceiling, range of wall and base units with laminate worktops stainless steel single drainer sink, space for a dishwasher, space for an American style fridge/freezer, eye level oven and grill, induction hob with extractor fan, larder style cupboard leading into:- Dining area with uPVC double glazed window to rear aspect, space for a six seater table with chairs opening into the family room with French doors out into the garden and a radiator.

### STUDY

With a uPVC double glazed window to the side aspect and a radiator with double doors into the living room.

### UTILITY

With space and plumbing for a washing machine and dryer and a radiator.

### DOWNSTAIRS WC

With an opaque uPVC double glazed window to side aspect, WC, hand wash basin and a radiator.

### FIRST FLOOR LANDING

With a storage cupboard and radiator.

### MASTER BEDROOM

With a uPVC double glazed window to front aspect, radiator and built in wardrobes with mirrored doors.

### MASTER EN-SUITE

With an opaque uPVC double glazed window, fully tiled shower, WC, hand wash basin, radiator.

### BEDROOM TWO

With uPVC double glazed windows to front and rear aspect and a radiator.

### BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

### BEDROOM FOUR

With a uPVC double glazed window to side aspect, radiator, loft hatch access and built in double wardrobes.

### FAMILY BATHROOM

With an opaque uPVC double glazed window to rear aspect, panelled bath with overhead shower, WC, hand wash basin, radiator and chrome towel heater.

### EXTERNALLY

The front of the property is laid to lawn with a driveway providing of street parking leading to the garage. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area, timber shed and raised flower beds.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band C**

**Viewings – By Appointment Only**

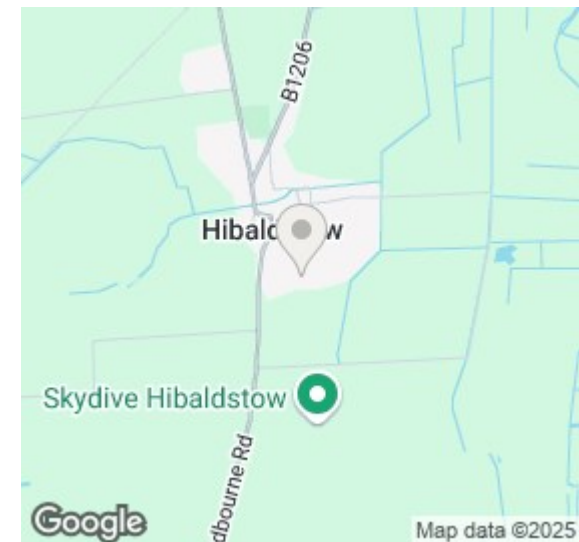
**Floor Area – 1926.76 sq ft**

**Tenure – Freehold**





Total area: approx. 162.1 sq. metres (1745.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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