



21 South View Drive,
Clarbrough, DN22 9JY



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Fixed price £230,000



This substantial bungalow is situated at the head of a cul-de-sac in the well-served village of Clarborough. Offered for sale with no upward chain, the bungalow features a lounge/diner, conservatory, breakfast kitchen, three bedrooms and a contemporary bathroom. The bungalow also features an enclosed paved garden to the rear as well as a shared driveway and garage with workshop area to the rear.





RECEPTION HALL 4.27m x 2.39m (14'0" x 7'10")

Double glazed obscure side entrance door, panel radiator, doors leading to the majority of the accommodation, airing cupboard with shelving within.

LOUNGE 5.22m x 3.16m (17'1" x 10'5")

Double glazed window to left aspect, cast iron multi fuel stove, double panel radiator.

DINING AREA 3.84m x 2.65m (12'7" x 8'8")

Double panel radiator, serving hatch into kitchen, double glazed sliding patio door to rear leading into conservatory.

CONSERVATORY 4.66m x 2.61m (15'4" x 8'7")

Double glazed windows to rear and right aspects with matching doors to right aspect leading out to garden, tiled flooring with decorative central feature, power and light within, double glazed hip roof above.



BREAKFAST KITCHEN 5.72m x 3.34m (18'7" x 11'0")

Fitted with a range of gloss base and wall units consisting of soft close cupboards and drawers underneath stone effect work surfaces. Space and supply for American style fridge-freezer, space and plumbing for washing machine, space and supply for electric cooker, single bowl sink and drainer, double glazed window to rear aspect, tiled flooring, double panel radiator, television point, double glazed obscure side entrance door to right aspect, wall mounted electric consumer unit.

BEDROOM ONE 4.47m x 3.35m (14'8" x 11'0")

Double glazed bow window to front aspect, range of fitted wardrobe units with hanging rails and shelving within, double panel radiator.

BEDROOM TWO 3.24m x 3.12m (10'7" x 10'2")

Double glazed bow window to front aspect, double panel radiator, range of fitted wardrobe units with hanging rails and shelving within, as well as bed-head cupboards.

BEDROOM THREE 2.42m x 2.15m (7'11" x 7'1")

Double glazed window to right aspect, panel radiator, open wardrobe area with hanging rail.



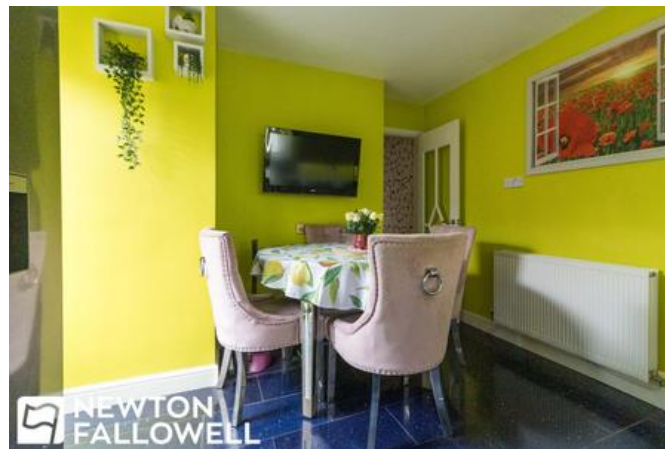
**NEWTON
FALLOWELL**



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BATHROOM 2.39m x 2.16m (7'10" x 7'1")

Panel bath with mains fed deluge shower above, wash hand basin with toiletry storage below, low-level flush w.c., tiled flooring, composite boarded walls, two double glazed obscure windows to left aspect, tall chrome ladder style towel radiator.

WORKSHOP 5.99m x 2.00m (19'8" x 6'7")

Double glazed windows to rear and left aspects.

GARAGE

Single garage with up-and-over door to front aspect

GARDENS & GROUNDS

The property features a shared driveway to the front aspect, which leads to the single garage as well as a pathway leading to the front entrance door. The garden to the rear is paved in Indian sandstone and enclosed behind fencing to all aspects.

TENURE

Freehold

COUNCIL TAX

Band B

AGENTS NOTES

We are advised by the vendor that the workshop is constructed with a pitched tiled roof, and double-skinned brick walls with cavity wall insulation.

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

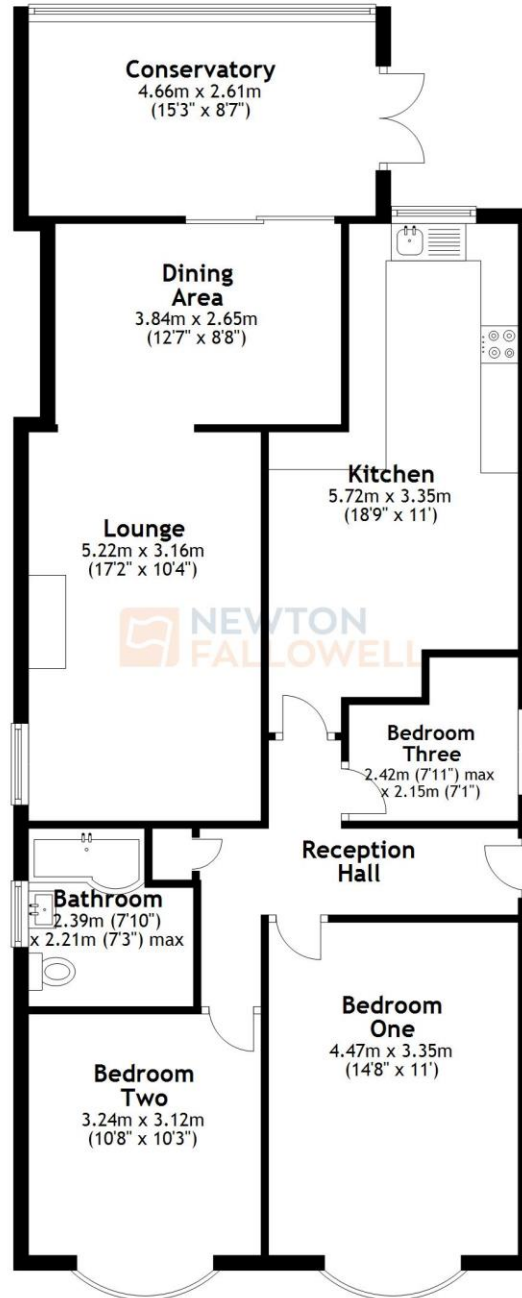
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





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Ground Floor



Total area: approx. 103.8 sq. metres (1117.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

