



34 The Pastures, Rampton,  
DN22 0TD



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# £260,000

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This very well-presented family home lies on The Pastures, a cul-de-sac on the eastern edge of Rampton. The property features ample living accommodation consisting of a lounge and dining area, kitchen with 'Bosch' appliances, utility room, three bedrooms (one of which benefits from en-suite) as well as a contemporary bathroom. To the rear, there is a west-facing garden, as well as off-road parking to the front and a store.





**RECEPTION HALL** 1.31m x 2.42m (4'4" x 7'11")  
 Composite obscure double-glazed front entrance door with matching side light, wall-mounted thermostat for the central heating, electric heater, staircase leading to 1st floor.

**CLOAKROOM** 1.21m x 1.43m (4'0" x 4'8")  
 Corner-mounted wash hand basin, low-level flush WC, timber effect floor covering, extractor fan.

**LOUNGE** 3.52m x 4.51m (11'6" x 14'10")  
 Wall-mounted electric heater, contemporary log-effect LPG fire, television point, double-glazed splayed bay window to front aspect, archway leading into the dining room.

**DINING AREA** 2.91m x 3.22m (9'6" x 10'7")  
 Wall-mounted electric heater, double glazed bi-folding doors to rear aspect leading out to the garden, opening into kitchen.

**KITCHEN** 2.68m x 2.90m (8'10" x 9'6")  
 Fitted with a range of gloss base and wall units consisting of soft close cupboards and drawers underneath solid granite works surfaces. Fitted appliances include a 'Bosch' electric fan assisted oven, 'Bosch' microwave oven as well as a 'Bosch' warming drawer, 'Bosch' induction hob with extractor hood above as well as a 'Bosch' integrated dishwasher. The kitchen also features timber effect flooring, double glazed window to rear aspect, an under-mounted 1 1/2 bowl sink and drainer with boiling water tap, ceiling-mounted downlights, tall unit with wine racking and space within for an American-style fridge freezer, understair pantry cupboard.

**UTILITY ROOM** 1.88m x 2.46m (6'2" x 8'1")  
 Timber effect flooring, further range of base and wall units to match the kitchen consisting of cupboards underneath solid granite work

surfaces, space and plumbing for a washing machine and tumble dryer, wall-mounted electric heater.

**STORE** 2.61m x 3.30m (8'7" x 10'10")  
 Electrically-operated roller shutter door to front aspect, wall mounted electric consumer unit.

**1ST FLOOR-LANDING** 1.87m x 2.08m (6'1" x 6'10")  
 Doors leading to all bedrooms and bathroom, cupboard housing hot water storage tank.

**BEDROOM ONE** 3.14m x 3.52m (10'4" x 11'6")  
 Double glazed window to front aspect, wall mounted electric heater, fitted wardrobe units with hanging rails within, four drawer unit with mirror above, fitted thermal blackout blind.

**EN-SUITE** 1.68m x 2.39m (5'6" x 7'10")  
 Walk-in shower enclosure with electric 'Mira' power shower within, low level dual flush WC, circular wash hand basin with toiletry storage below, chrome ladder style towel radiator, double glazed obscure window to front aspect, fully tiled walls with complementary tiled floor covering, composite boarded ceiling with ceiling mounted downlights.

**BEDROOM TWO** 2.55m x 3.54m (8'5" x 11'7")  
 Double glazed window to rear aspect, wall mounted electric heater, fitted wardrobe units with chest of drawers, fitted thermal blackout blind.

**BEDROOM THREE** 2.11m x 2.72m (6'11" x 8'11")  
 Double glazed window to rear aspect, wall-mounted electric heater, storage cupboard with shelving, fitted thermal blackout blind.







**NEWTON  
FALLOWELL**



### BATHROOM 1.41m x 2.47m (4'7" x 8'1")

Panel bath, low-level flush WC, wash hand basin with toiletry storage below, double glazed obscure window to left aspect, fully tiled walls with tiled flooring, composite boarded ceiling with downlights.

### GARDENS & GROUNDS

The property features a driveway to the front aspect leading to the attached store, with a further pathway leading to the front entrance door. The garden to the rear is west-facing and mainly paved, with a hardstanding for a garden building, a garden shed, well-stocked borders and a central lawned area.

### TENURE

Freehold

### COUNCIL TAX

Band C

### 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.



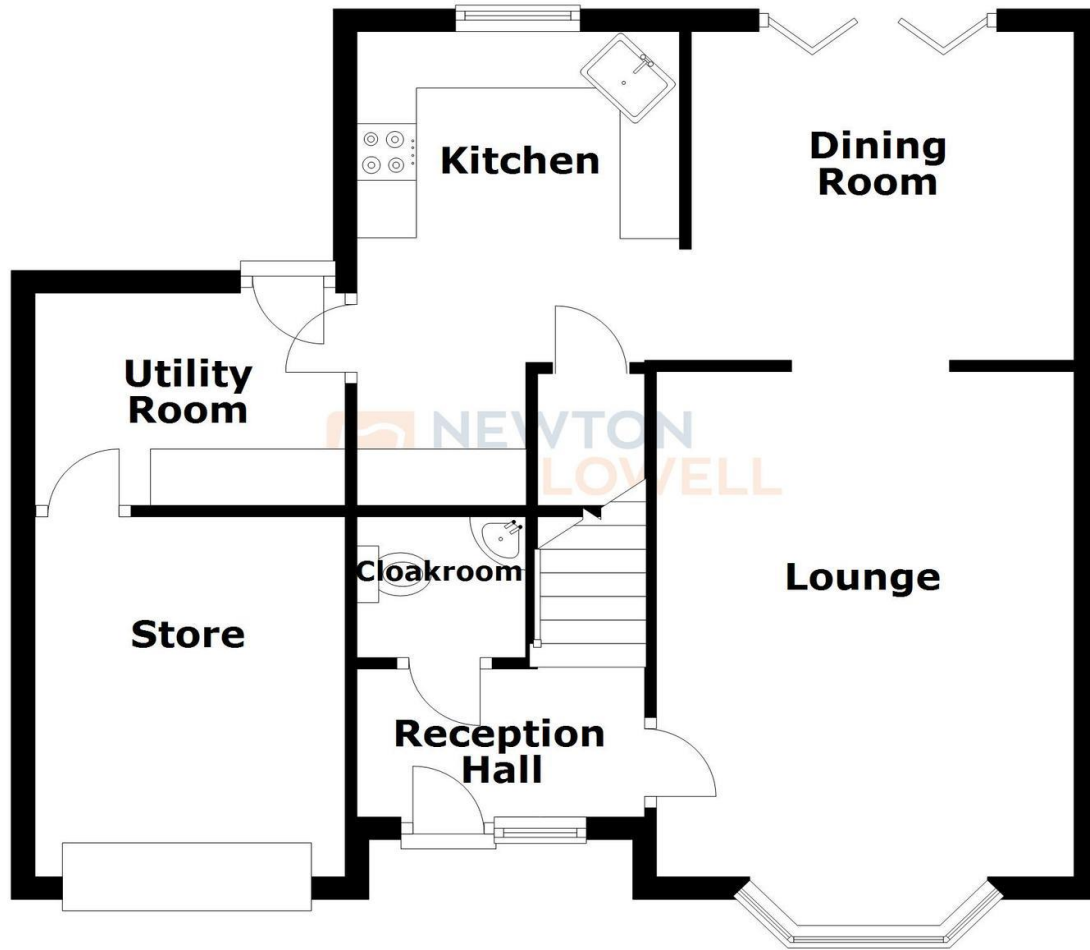


## DISCLAIMER

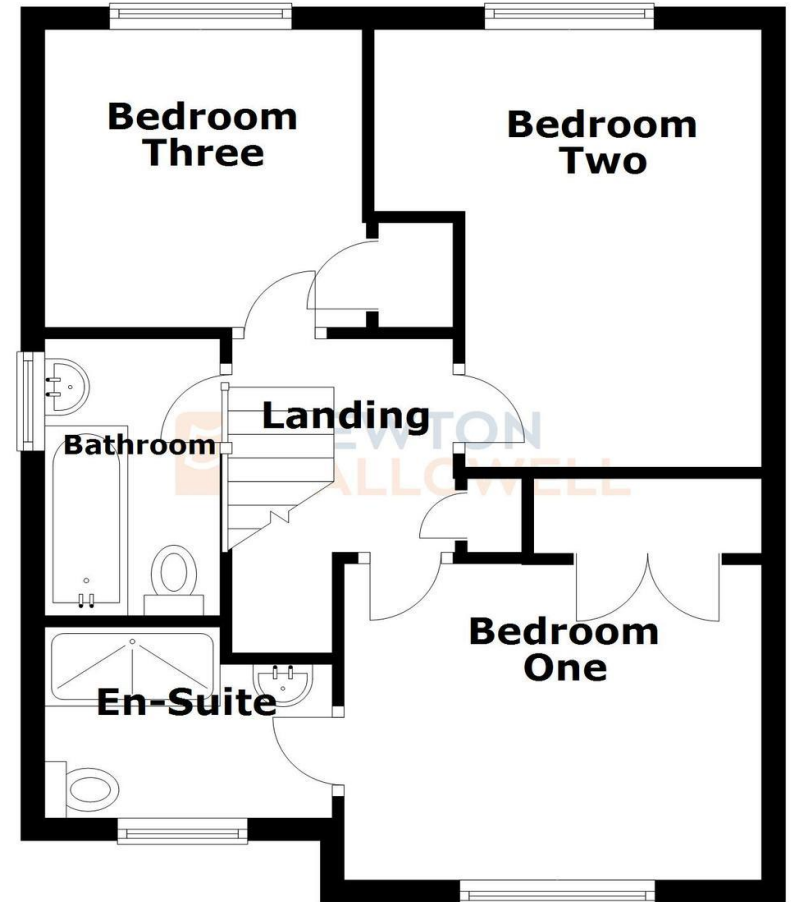
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.



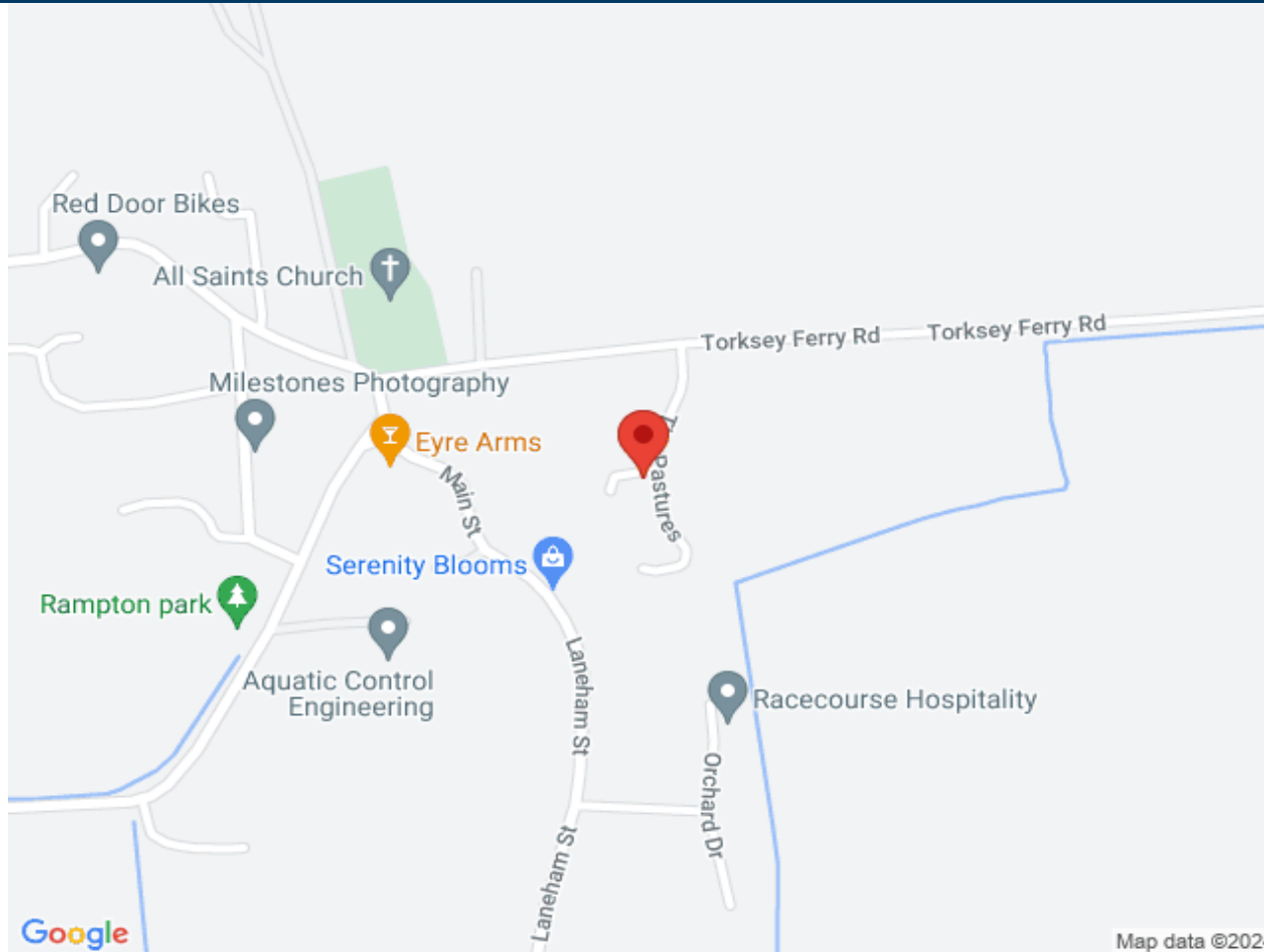
## Ground Floor



## First Floor



Total area: approx. 101.5 sq. metres (1093.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

