



11 Church Close, North Wheatley,
DN22 9BU



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£225,000



This modern and stylish semi-detached family home is situated in the highly desirable village of North Wheatley, known for its excellent primary school and local amenities. Inside, the beautifully presented accommodation features a spacious living room with an electric fireplace and a modern kitchen leading to a utility room and conservatory. Upstairs offers a master bedroom with countryside views and built-in wardrobes, a second double bedroom, and a third bedroom with storage. Outside, the property boasts a well-maintained rear garden with a decking patio, a front garden with a detached garage, and a driveway with double gates providing rear access.





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Living Room 3.62m x 4.57m (11'11" x 15'0")

Single panel radiator, double glazed window to front aspect, fireplace and surround, TV point, carpeted throughout.

Kitchen 2.78m x 3.8m (9'1" x 12'6")

Floor and wall mounted cupboards, plumbing and space for freestanding washing machine, space for freestanding tumble dryer, space and plumbing for dishwasher, tiled flooring, electric fan assisted oven, double glazed window to rear aspect and conservatory and stainless steel sink with drainer and mixer tap. Space for freestanding fridge freezer and wall-mounted heated towel rail. Wooden flooring throughout.

Utility 2.78m x 1.87m (9'1" x 6'1")

Double glazed obscured glass in PVC door leading to right aspect. Wooden flooring throughout. Single panel radiator and floor to ceiling storage.

Conservatory 2.86m x 4.27m (9'5" x 14'0")

Single radiator, wooden flooring, double glazed to three aspects, French Doors leading to patio area and TV point.

Bedroom One 3.53m x 3.24m (11'7" x 10'7")

Double glazed window to rear aspect, single panel radiator, fitted storage and TV point.

Bedroom Two 2.93m x 2.47m (9'7" x 8'1")

Double glazed window to front aspect, single panel radiator, carpeted throughout.

Bedroom Three 2.05m x 2.66m (6'8" x 8'8")

Double glazed window to front aspect, single panel radiator and fitted storage.

Bathroom 1.67m x 1.82m (5'6" x 6'0")

Double glazed obscure glass window to rear aspect, panel bath and overhead shower wash hand basin on pedestal and wall mounted heated towel rail.

Garage 5.04m x 3.72m (16'6" x 12'2")

Power and lighting with up and over doors.

Gardens

The rear garden features a decking patio area, transitioning to a predominantly lawned space that also includes a dedicated vegetable and herb garden, all bordered by mature shrubbery. The front garden is mainly laid to lawn with a pathway leading to the front entrance and the detached garage, which has up and over doors. A driveway to the side of the property provides off-road parking and double gates that open to the rear garden.

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. Any site measurements given are subject to site survey.

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.



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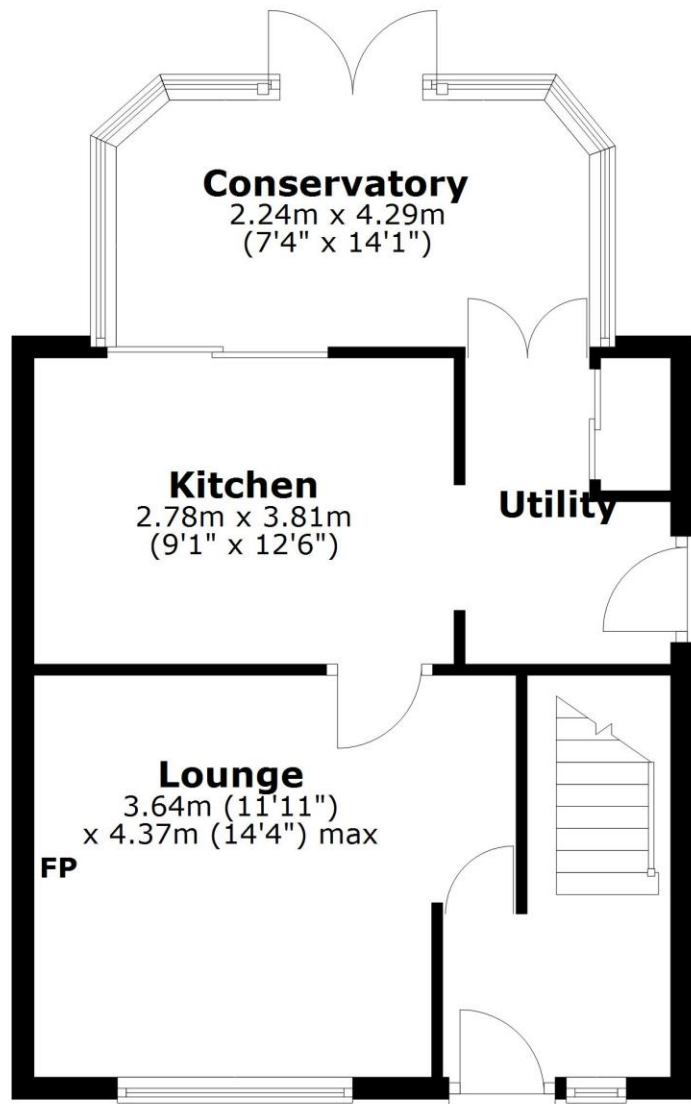
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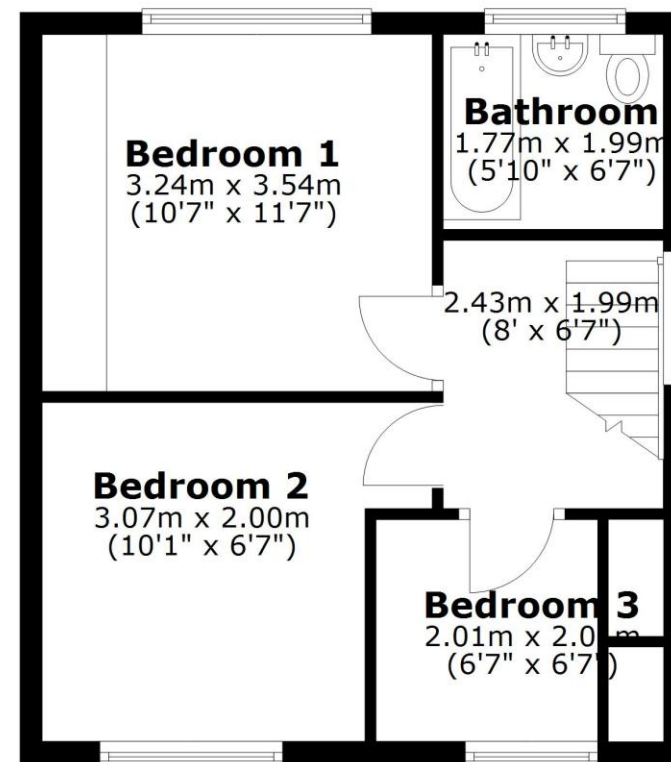
Ground Floor

Approx. 47.4 sq. metres (510.5 sq. feet)

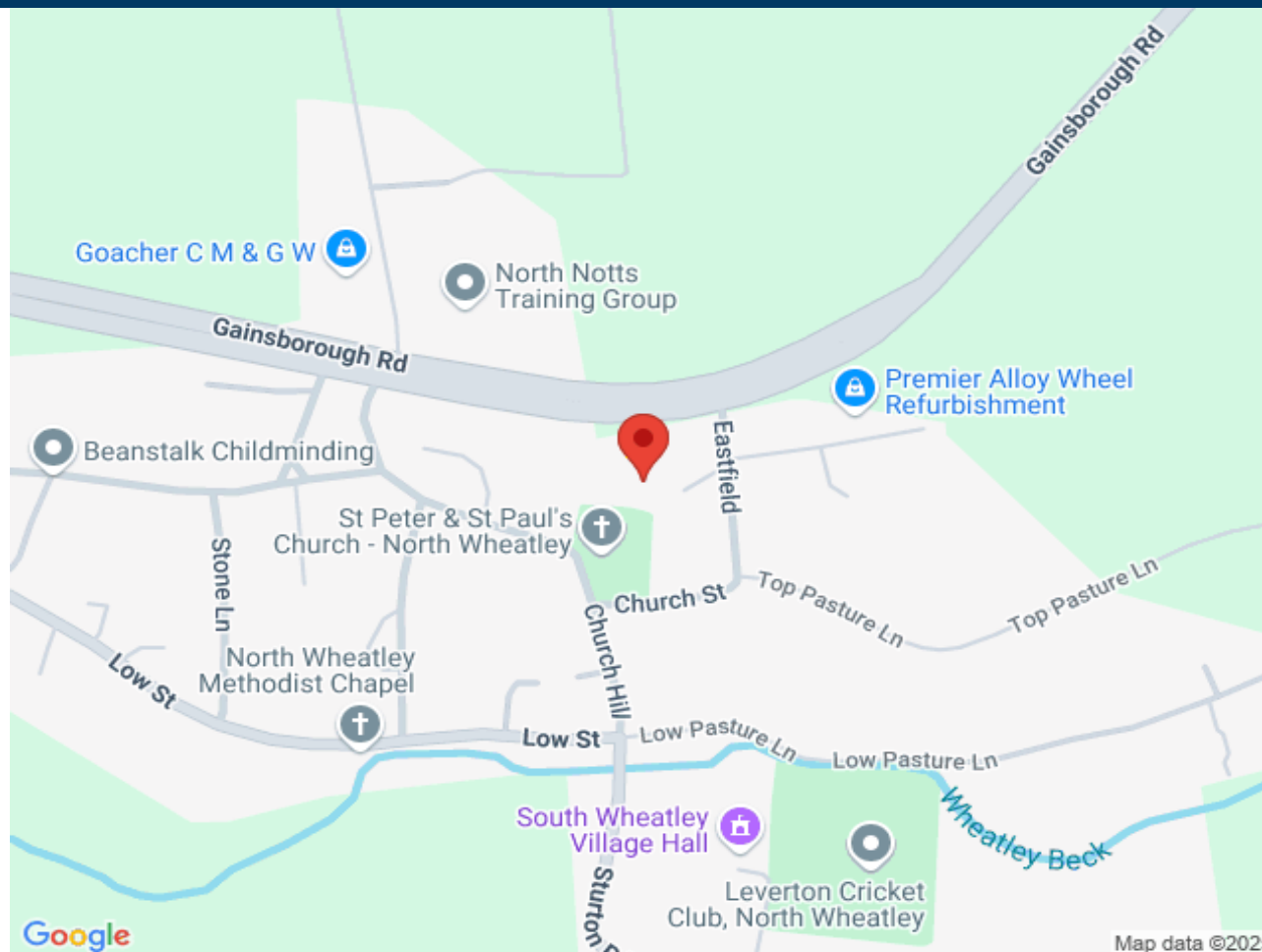


First Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



Total area: approx. 82.7 sq. metres (890.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		