



9 Glover Close, South Leverton,  
DN22 0BW

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# £225,000

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Nestled in a highly desirable area of South Leverton, this detached property presents a wonderful opportunity for buyers to personalise and create their ideal family home. Boasting significant potential, the residence features the convenience of off-street parking to the front and a private, enclosed rear garden perfect for outdoor relaxation and entertaining. The ground floor layout is well-proportioned, comprising an entrance hall leading to a comfortable lounge, a separate dining room ideal for family meals, a functional kitchen, a bright conservatory extending the living space, a practical utility area, and a downstairs WC. Ascending to the first floor, you will find three good-sized bedrooms offering ample space for a growing family, along with a family bathroom to serve the household. With an EPC Grade E, this property awaits its next owners to unlock its full potential and transform it into a cherished home within a sought-after location in South Leverton.





### Porch

UPVC door with double glazed obscure glass and matching sidelights, tiled flooring.

### Entrance Hallway

Door with double glazed obscure glass, double glazed window to the left aspect, single panel radiator, wooden flooring throughout, under stairs cupboard.



### Lounge 4.51m x 3.92m (14'10" x 12'11")

Double glazed window to the front aspect, decorative fire with surround, TV point, double panel radiator, carpeted throughout.

### Kitchen 2.11m x 2.77m (6'11" x 9'1")

Island with integrated electric fan assisted oven, 'Bosch' electric four ring hob, space for American-style fridge freezer, floor and wall-mounted cupboards, integrated dishwasher, sink with drainer and tap, double glazed window to left aspect. Door with frosted glass leading to utility.



### Dining Area 3.03m x 3.78m (9'11" x 12'5")

Acoustic panelling, wooden flooring continuing from the kitchen. double glazed sliding doors leading to conservatory.

### Conservatory 3.94m x 3.22m (12'11" x 10'7")

Double glazed to dual aspects and double doors leading to rear garden.

### Utility Area 2.59m x 1.58m (8'6" x 5'2")

Door leading to the left aspect with a double glazed obscure glass matching sidelight, double panel radiator, tiled flooring, floor and wall-mounted cupboards with wood effect worktops, sink with drainer and mixer tap, space and plumbing for a freestanding washing machine.

### Bedroom One 4.06m x 3.91m (13'4" x 12'10")

Double glazed window to the front aspect, single panel radiator, carpeted throughout, and floor-to-ceiling fitted wardrobes.

### Bedroom Two 3.93m x 2.75m (12'11" x 9'0")





Fitted storage, double glazed window to the rear aspect, carpet throughout, additional cupboard/fitted storage, and single panel radiator.

### Bedroom Three 2.85m x 2.11m (9'5" x 6'11")

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

### Bathroom 1.85m x 2.09m (6'1" x 6'11")

Double glazed obscure glass window to the side aspect, ladder-style wall-mounted radiator, panel bath with wall-mounted shower unit and overhead showerhead, wash hand basin on a pedestal, and dual flush WC.

### Gardens and Grounds

The front of the property has a driveway and lawned area. To the rear of the property there is a path to the left of the property, a patio area for entertaining, private and enclosed lawn area, and hardstanding for a greenhouse and detached garage.



### 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

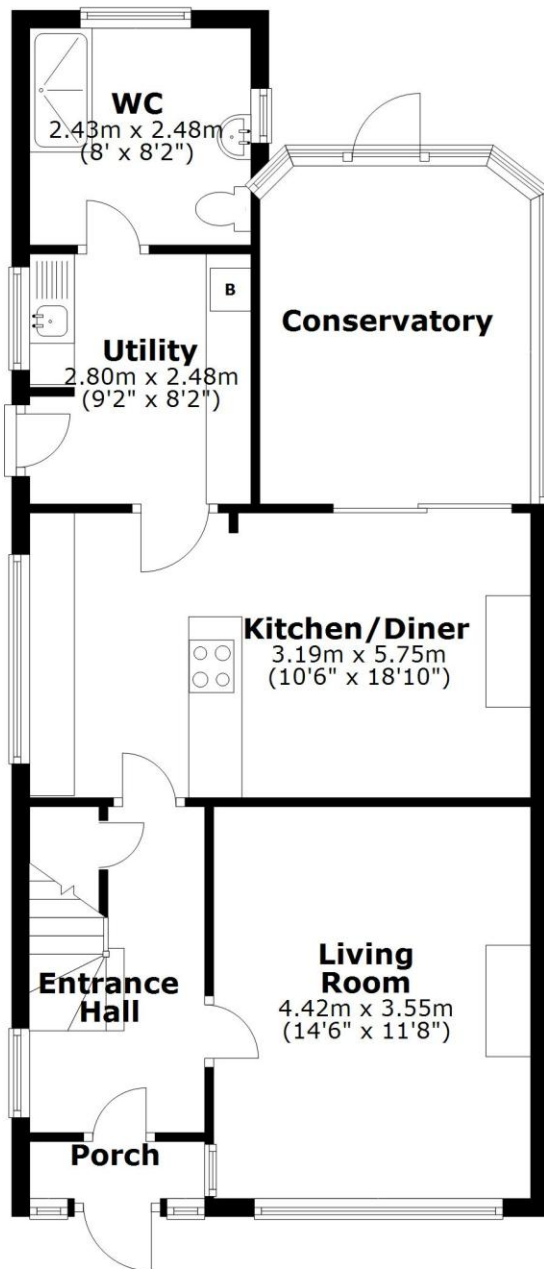
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





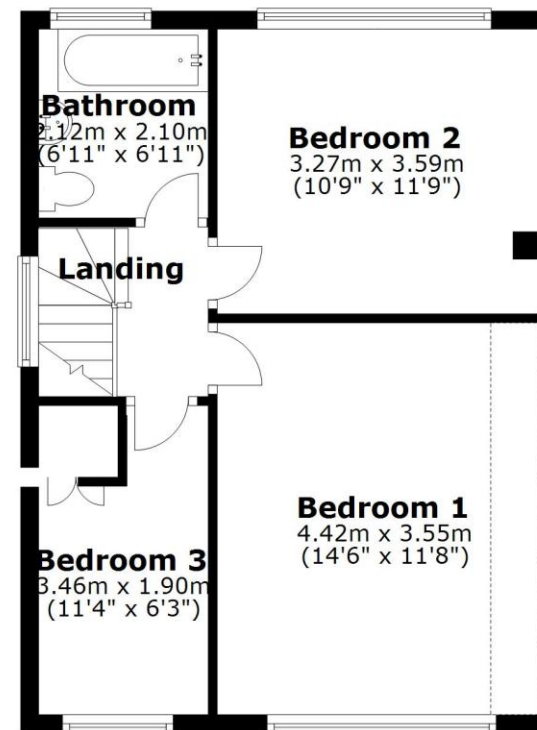
## Ground Floor

Approx. 69.6 sq. metres (749.2 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 113.2 sq. metres (1218.2 sq. feet)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72 C
55-68	<b>D</b>		
39-54	<b>E</b>	48 E	
21-38	<b>F</b>		
1-20	<b>G</b>		