



Mayfield, Marsh Lane, Saundby,
DN22 9ES



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£400,000



Mayfield on Marsh Lane presents an exceptional opportunity to acquire an expansive four-bedroom family home, set within a desirable semi-rural location. Enjoy the benefits of significant seclusion and privacy, along with easy access to two local towns. The inviting interior features a sun-drenched, dual-aspect lounge and a dedicated dining room, ideal for both quiet evenings and social gatherings. A practical kitchen, comprehensive utility room (with access to the double garage), a downstairs shower room, and an upstairs family bathroom provide essential functionality. This home truly offers ample room to grow, making it a perfect sanctuary that balances peaceful surroundings with everyday convenience.





Entrance Hallway

Stairs leading to the first floor, UPVC door with double glazed obscure glass and matching sidelight, and a single panel radiator.

Lounge 7.29m x 3.93m (23'11" x 12'11")

Dual aspect double glazed windows with two double panel radiators, sliding doors to the patio area, TV point, and an electric fire with surround.



Dining Room 3.85m x 3.34m (12'7" x 11'0")

Double glazed window to the front aspect and a single panel radiator.

Kitchen 3.34m x 5.27m (11'0" x 17'4")

Double glazed window to the rear aspect, bowl and a quarter sink with drainer and mixer tap, integrated double oven with electric four-ring hob, space for a freestanding fridge, integrated dishwasher, floor and wall-mounted cupboards, and a single panel radiator.

Utility 2.29m x 3.18m (7'6" x 10'5")

Double glazed window, UPVC door with double glazed glass, floor cabinets, sink with mixer tap, space and plumbing for a washing machine, and a single panel radiator. Provides access to the double garage.



Downstairs Shower Room

2.29m x 1.7m (7'6" x 5'7")

Double glazed obscure glass window to the rear aspect and double glazed obscure glass window to the right aspect, single panel radiator, low-flush WC, wash hand basin with mixer tap, and a quadrant corner shower unit with a wall-mounted electric shower and showerhead.

Double Garage

Double garage with lighting and power within, double glazed window to right aspect and temporary office space with sliding door. The garage loft is fully boarded.

First Floor Landing

Provides access to the loft (fully boarded) and an airing cupboard with the water storage tank.

Bedroom One 3.96m x 3.89m (13'0" x 12'10")

Double glazed window to the front aspect, single panel radiator, fitted floor-to-ceiling height storage, and a TV point.

Bedroom Two 3.13m x 4.17m (10'4" x 13'8")





Fitted storage, double glazed window to the front aspect, and a single panel radiator.

Bedroom Three 3.11m x 3.08m (10'2" x 10'1")

Fitted storage, double glazed window to the rear aspect, and a single panel radiator.

Bedroom Four 3.11m x 2.93m (10'2" x 9'7")

Double glazed window to the rear aspect, and a single panel radiator.

Bathroom 2.11m x 2.86m (6'11" x 9'5")

Corner panel bath, single panel radiator, double glazed window, quadrant corner shower unit with wall-mounted shower controls and showerhead, bidet, low-flush WC, and a wash hand basin on pedestal with mixer tap.

Gardens and Grounds

Front driveway leading up to property with small lawned area. The rear garden is private and enclosed with lawned area, patio area and three summerhouses.

Solar panels

Eleven years remaining on the title of the lease.



Disclaimer

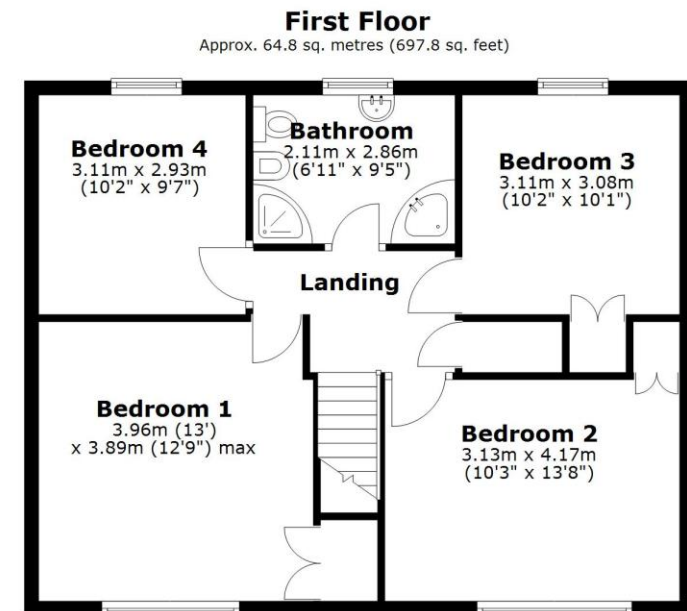
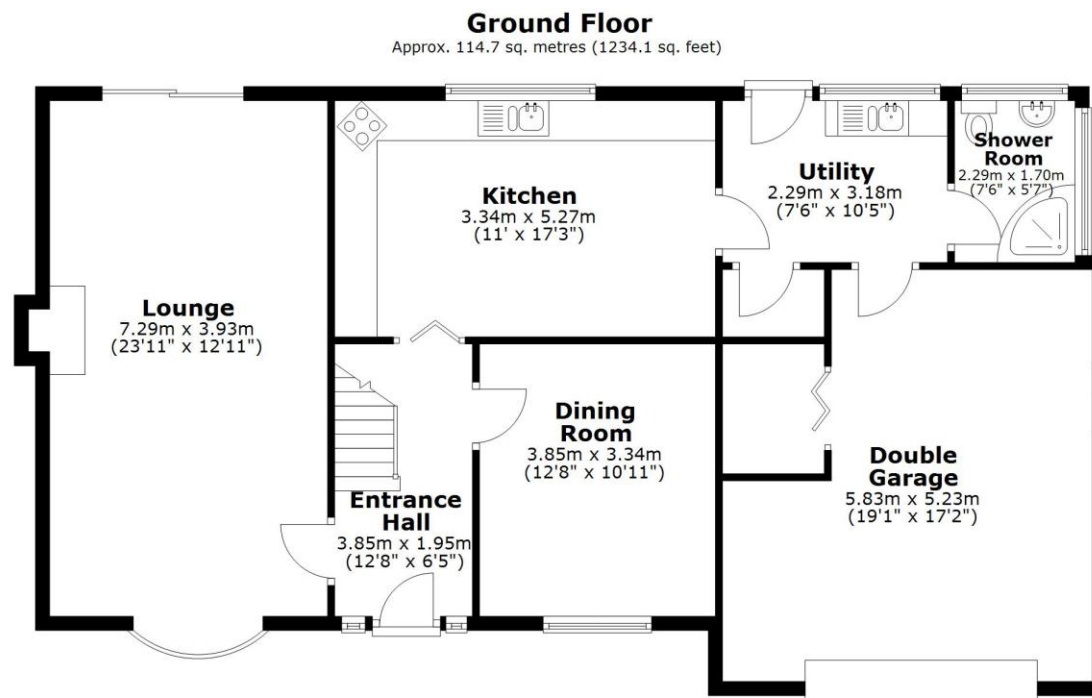
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Services

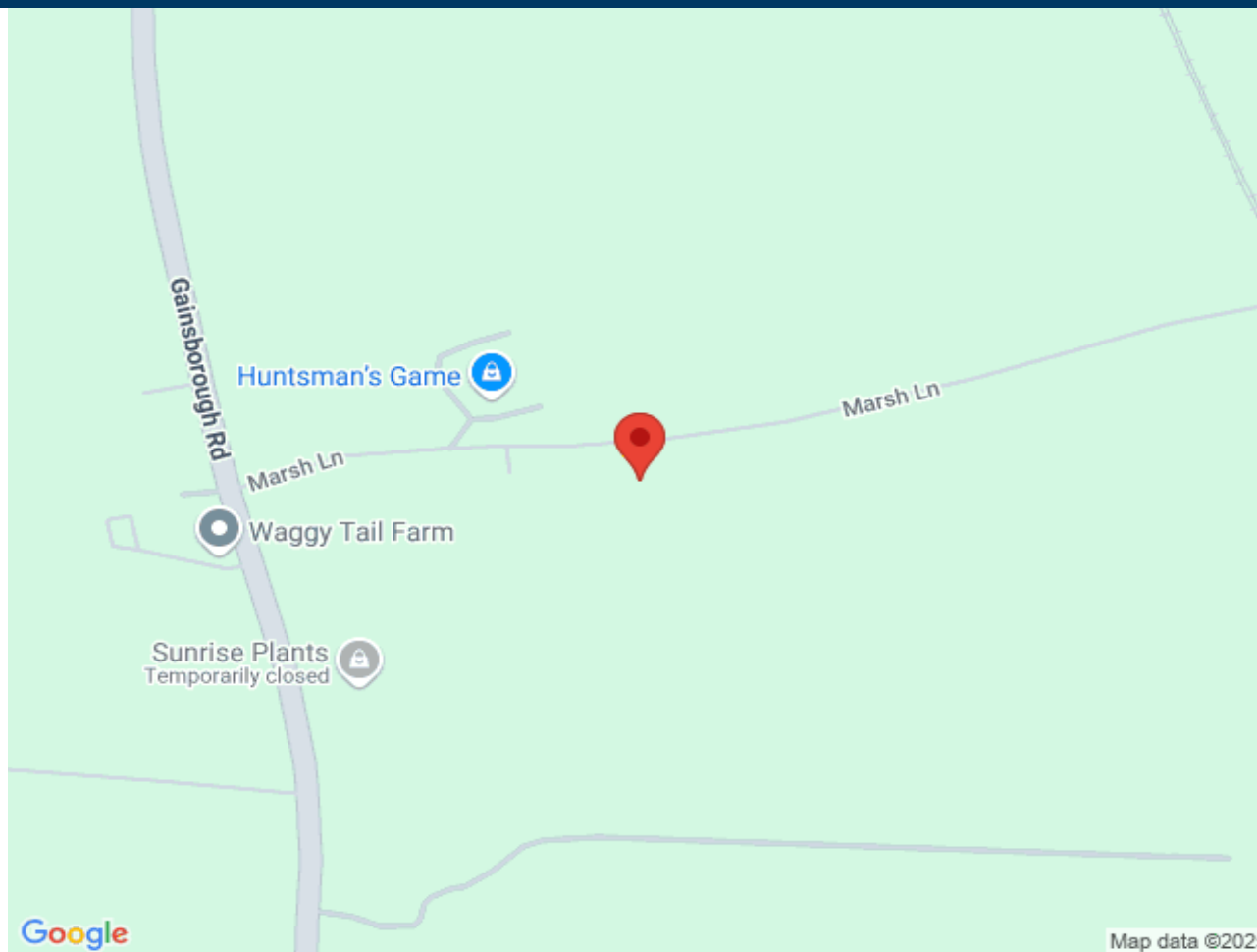
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.







Total area: approx. 179.5 sq. metres (1931.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		