



4 St Martins Road, North Leverton,
DN22 0AU



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£275,000



This well-maintained four-bedroom property offers a perfect blend of practicality and comfort for family living. The ground floor features a spacious lounge/diner, an inviting space for both relaxation and entertaining, alongside a functional kitchen. Upstairs, you will find four good-sized bedrooms and a convenient layout with a main bathroom and a separate WC. Complete with a private, enclosed rear garden and a valuable spacious garage, this home provides everything a growing family needs.





Entrance Porch

A UPVC door leads into a porch with double-glazed windows on two sides.

Entrance Hallway

Features a single-panel radiator, an under-stairs cupboard, and a wooden door with a double-glazed obscure glass window and matching side light.



Lounge/Diner 6.76m x 4.45m (22'2" x 14'7")

A spacious room with double-glazed windows to two aspects, two double panel radiators, a single panel radiator, a TV point, and a fireplace with a surround.

Kitchen 2.57m x 4.67m (8'5" x 15'4")

Includes a double-glazed window to the side, a sink with a drainer and mixer tap, and a Worcester boiler. There is space and plumbing for a freestanding washing machine, space for a freestanding dryer and a freestanding oven, and floor and wall-mounted cupboards.

Downstairs WC



Features a double-glazed obscure glass window to the left aspect and a single-flush WC.

Landing

The landing is carpeted throughout and provides access to the loft via a loft hatch and includes an airing cupboard.

Bedroom One 3.36m x 3.6m (11'0" x 11'10")

A spacious room with double-glazed windows to the front and left, fitted storage, and carpeted flooring.

Bedroom Two 3.62m x 4.45m (11'11" x 14'7")

Features a double-glazed window to the front and is carpeted throughout.

Bedroom Three 3.3m x 2.71m (10'10" x 8'11")

Features a double-glazed window to the rear aspect and is carpeted throughout.

Bedroom Four 3.04m x 2.71m (10'0" x 8'11")



Located to the rear, this room has a double-glazed window, fitted storage, and is carpeted throughout.

Bathroom 1.67m x 2.09m (5'6" x 6'11")

A family bathroom with a double-glazed window to the rear. It includes a panel bath with a wall-mounted electric shower and showerhead, and a wash handbasin on a pedestal.

Separate WC

Includes a double-glazed window to the rear and a dual-flush WC.

Garage 5.38m x 2.61m (17'8" x 8'7")

The garage includes lighting, wall-mounted cupboards, a double-glazed window to the left, and an electronic roller garage door. It also has a separate entrance door with double-glazed glass.

Gardens and Grounds

A driveway leads to the front of the property, which has a small, well-maintained lawn. The rear garden is private and enclosed, featuring a



lawn, a patio, a hardstanding area with a shed, and an oil storage tank.

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.

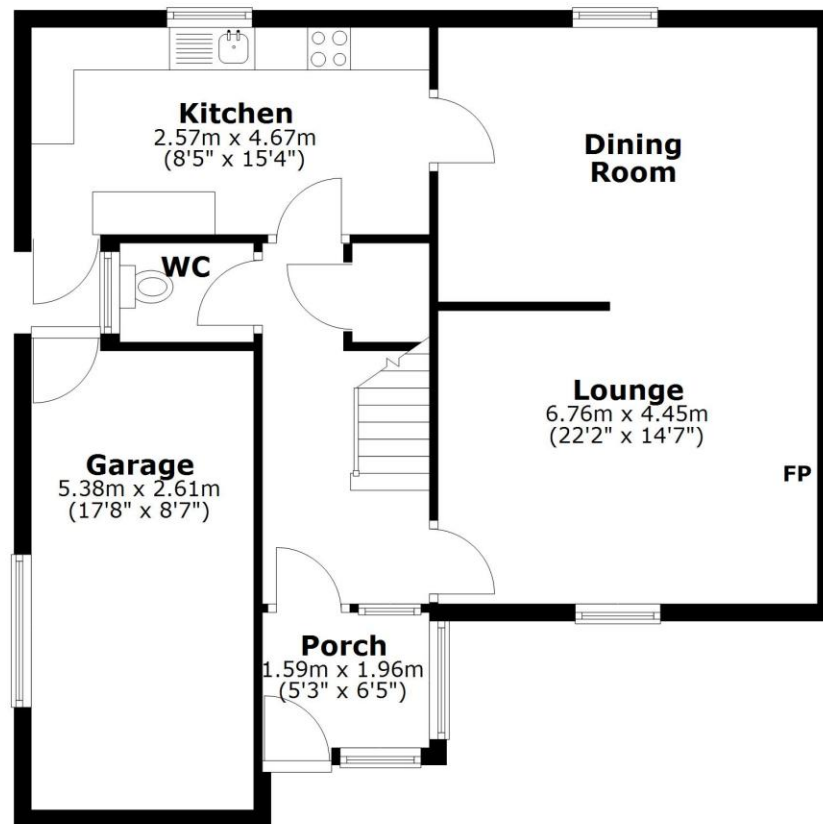
Services

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.



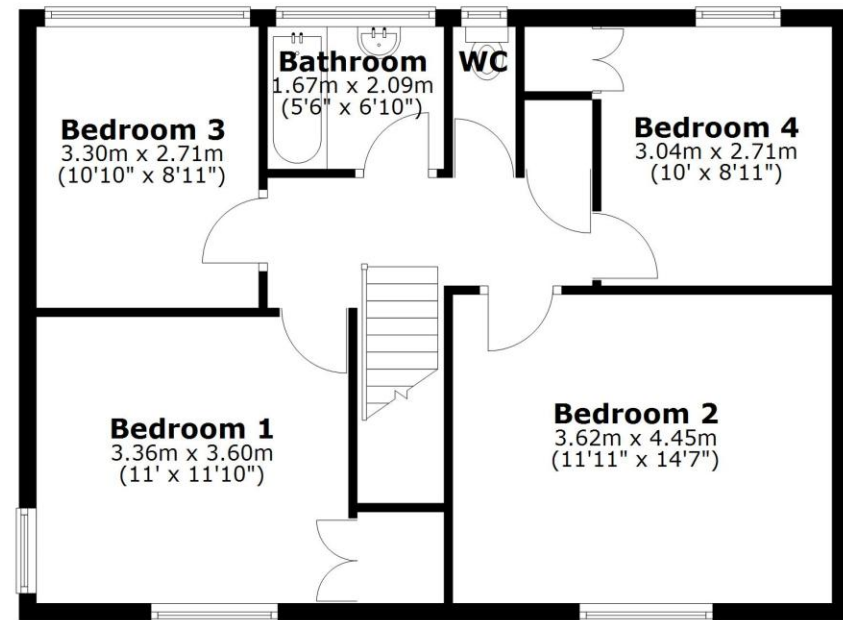
Ground Floor

Approx. 71.4 sq. metres (768.0 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



Total area: approx. 134.7 sq. metres (1450.1 sq. feet)

