



- Extended Detached Cottage
- Beautifully Refurbished Throughout
- Impressive Church Views
- 4 Bedrooms, Master En-Suite

- Superb 27'7" Kitchen Diner
- Driveway, Large 19'0" Garage & 15'3" Workshop
- Large, Enclosed Rear Garden
- Viewing Highly Recommended

High Street, Marton, DN21 5AH,
Offers In Excess Of £365,000





BEAUTIFUL COTTAGE WITH CHURCH VIEWS! Starkey&Brown are pleased to offer for sale this extended and beautifully refurbished detached cottage which is located in the heart of the village of Marton and opposite the St Margaret of Antioch Church. Over recent years the property has benefitted from a comprehensive and sympathetic scheme of remodelling, extending and modernisation works and has very well presented accommodation which briefly comprises entrance hallway, sitting room with log burner fireplace, impressive 27'7 kitchen, dining and family room, additional 20'7 play room/home office, spacious utility/wc, four very well proportioned bedrooms, large dressing room and ensuite to master bedroom, and separate family bathroom. Outside the property has a larger than average 19' garage and adjoining 15'3 workshop, and a generous sized rear garden which is predominantly laid to lawn. Viewing of this property is highly recommended in order for its size and quality to be fully appreciated. Council tax band: D. Freehold.



Entrance Hallway

Having composite front entrance door, slate tiled floor, radiator and opening into kitchen diner.

Sitting Room

13' 3" x 12' 10" (4.04m x 3.91m)

Having traditional style cast iron log burner fireplace with slate effect hearth and exposed chimney breast, window with church views and radiator.

Kitchen Dining & Family Room

27' 7" max x 14' 7" max (8.40m x 4.44m)

Having being remodelled in 2015 and having a range of matching wall and base units with solid wood doors and quartz work surfacing over, one and a half bowl single drainer ceramic sink unit with mixer taps over, space for cooking range (negotiable) with cooker hood over, space for American style fridge freezer, plumbing for dishwasher, large boiler cupboard housing central heating boiler (installed 2015) and hot water cylinder, laminate wood effect flooring, 2 radiators and uPVC door leading to rear garden.

Play Room/Home Office

20' 7" x 7' 9" (6.27m x 2.36m)

Having independent uPVC entrance door to the rear and therefore suitable for a wide variety of different purposes. Currently utilised as a play room and having double aspect windows, provisions for log burner fireplace if required and radiator.

Utility/WC

7' 7" x 7' 7" (2.31m x 2.31m)

Having low level WC, stainless steel sink unit with mixer taps over, tiled splash backs and base unit beneath, plumbing for washing machine, space for tumble dryer, tiled effect vinyl flooring and contemporary vertical radiator.

First Floor Landing

Having large storage cupboard.

Master Bedroom

12' 10" x 10' 3" (3.91m x 3.12m)

Having radiator and window to front aspect with church views.

Dressing Room

12' 10" x 7' 8" (3.91m x 2.34m)

Having access to loft space, radiator and window with church views.

En-Suite

Having 3 piece suite comprising double shower cubicle with mains fed rainfall shower, additional handheld shower and glass shower door, wash hand basin set in vanity unit, low level WC, heated towel rail, attractive vinyl flooring and extractor.

Bedroom 2

12' 10" x 11' 0" (3.91m x 3.35m)

Having radiator and window with church views.

Bedroom 3

12' 0" x 8' 0" (3.65m x 2.44m)

Having fitted shelving to alcove, radiator, access to loft and window with views over the garden.

Bedroom 4

9' 8" x 7' 10" (2.94m x 2.39m)

Having radiator and window with church views.

Bathroom

Having 3 piece suite comprising double ended panelled bath with mains fed rainfall shower, additional handheld shower and glass shower screen, pedestal wash hand basin, low level WC, traditional style heated towel rail/radiator, wood effect vinyl flooring, part tiled walls and extractor.

Outside Front

To the front of the property there is a lawned garden area enclosed by dwarfed brick wall, double width driveway giving access to garage. Path at side leading to rear.

Garage

19' 0" x 12' 0" (5.79m x 3.65m)

Having up and over door. Door leading into garden.

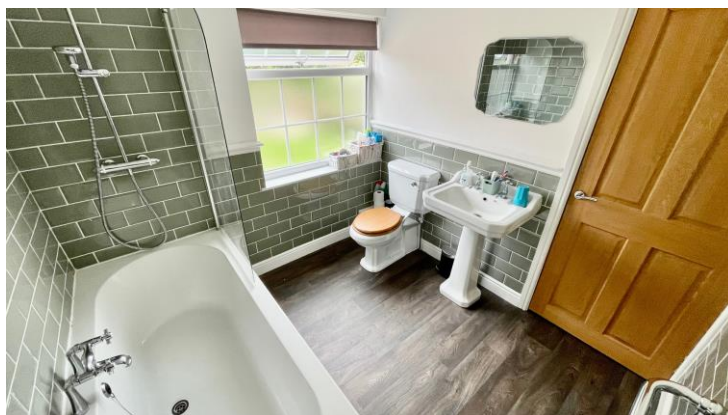
Workshop

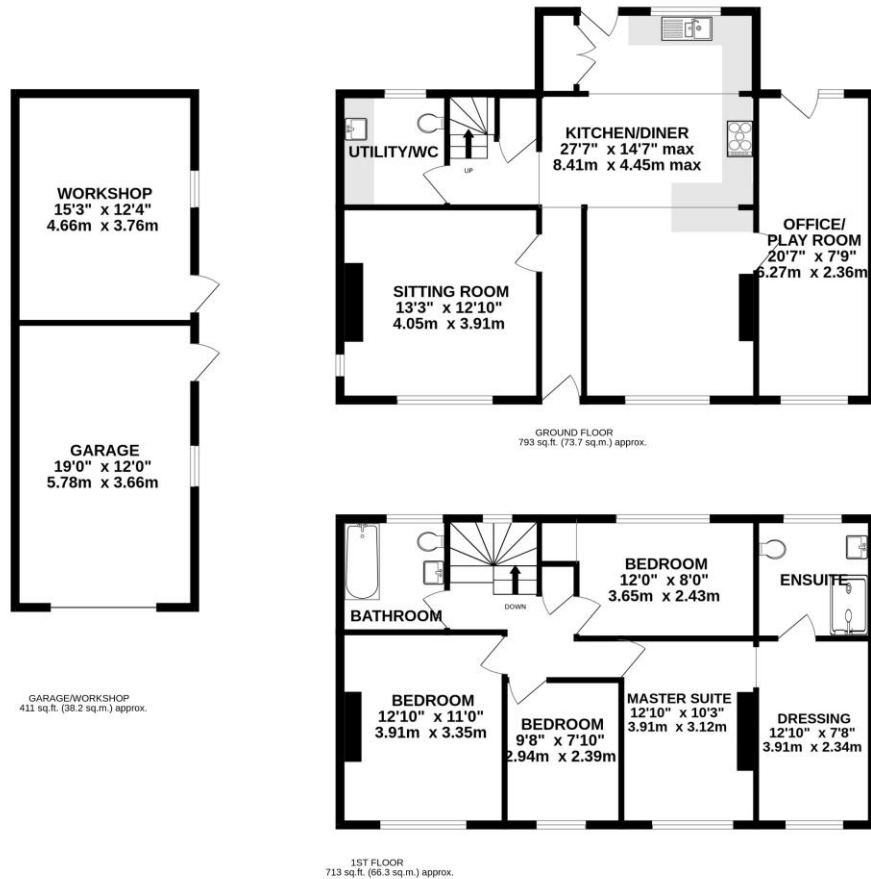
15' 3" x 12' 4" (4.64m x 3.76m)

Having door leading into garden.

Outside Rear

To the rear of the property there is a generous sized lawned garden, partly enclosed by a brick wall and offering an excellent degree of privacy with a wide variety of flowers, plants and trees, paved patio area and brick built outbuilding.





TOTAL FLOOR AREA : 1917 sq.ft. (178.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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