



## 28 Southfield Road Holton-Le-Clay, DN36 5YG

Viewing is essential on this superb FIVE BEDROOM DETACHED HOUSE with GOOD SIZED REAR GARDEN enjoying views over fields to the rear. Situated within this ever popular village having a wealth of amenities including shops, schools, public houses and doctors surgery. The well presented and certainly spacious accommodation comprises :- welcoming entrance hall, cloakroom, lounge, sitting room, additional sitting / dining room with superb conservatory, breakfast kitchen, utility room, main bedroom with en suite shower room, four further bedrooms and family bathroom. Generous rear garden with summer house and additional workshop ideal for family living. The front garden provides ample off street parking and leads to the DOUBLE GARAGE. Gas central heating system and double glazing.

**£480,000**

- SUPERB DETACHED HOUSE
- FIVE BEDROOMS
- GENEROUS REAR GARDEN
- FABULOUS CONSERVATORY
- LOUNGE
- SITTING ROOM
- BREAKFAST KITCHEN
- UTILITY
- EN SUITE SHOWER ROOM
- DOUBLE GARAGE



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### WELCOMING ENTRANCE HALL

Approached via an arched open porch with tiled floor, a modern double glazed entrance door with double glazed side panel leads into the hall. Spelled staircase to the first floor, under stair storage cupboard, Coving to the ceiling, wall light points. Radiator. Wood effect flooring. Radiator.



#### WELCOMING ENTRANCE HALL

Additional photo



#### CLOAKROOM

Fitted with a modern white suite comprising of low flush and wash hand basin. Double glazed window to the side. Wall heater.



#### LOUNGE

16'11" x 11'10" (5.16m x 3.62m)

Double glazed window to the front, wood effect flooring. Radiator.



## LOUNGE

Additional photo



## SITTING ROOM

11'10" x 7'8" (3.62m x 2.34m)

Double glazed doors giving access to the rear garden with additional double glazed window to the side. Radiator. Continuation of the wood flooring.



## SITTING / DINING AREA

9'10" x 8'11" (3.01m x 2.72m)

With wood effect flooring, radiator, open plan to the kitchen and fabulous conservatory



## SITTING / DINING AREA

Additional photo



### CONSERVATORY

18'3" x 12'2" (9'3") (5.58m x 3.73m (2.83m))

Fabulous double glazed conservatory with glass roof. Two wall heaters, French doors to the side give access to the patio area ideal for outside entertaining.



### CONSERVATORY

Additional photo



### BREAKFAST KITCHEN

14'7" x 13'10" (4.46m x 4.24m)

Offering a range of wall and base units in a fashionable grey finish with contrasting white work surface incorporating the one and a half bowl stainless steel sink unit with mixer tap. Metro style tiled splash backs. Built in double oven and induction hob with extractor unit over, dishwasher and wine cooler. Central island unit with breakfast bar area. Continuation of the wood effect flooring. Two double glazed windows to the rear. Radiator. Down lights to the ceiling. Courtesy door to the garage.



### BREAKFAST KITCHEN

Additional photo



### UTILITY

14'0" x 6'2" (4.28m x 1.88)

A good sized utility with a range of wall and base units a fashionable white finish with contrasting work surface and upstands. Plumbing for a washing machine and space for a tumble dryer. Wall mounted gas central heating boiler. Double glazed window to the rear, double glazed door to the rear gives access to the rear garden, radiator.



### FIRST FLOOR

### LANDING

### BEDROOM 1

14'7" x 10'11" (8'9") (4.45m x 3.35m (2.67m))

Double glazed window to the rear. Coving and down lights to the ceiling.



### BEDROOM 1

Additional photo



### EN SUITE SHOWER ROOM

7'8" x 4'11" (2.35m x 1.51m)

Fitted with a generous shower cubicle with mains supply shower. Wall hung wash hand basin and low flush w/c. Fully tiled walls. Fitted toiletry unit. Double glazed window to the rear.



**BEDROOM 2**

4.45m x 3.35m (2.67m)

Double glazed window to the front, radiator. Coving to the ceiling.



**BEDROOM 2**

Additional photo



**BEDROOM 3**

12'10" x 11'10" (3.93m x 3.62m)

Double glazed window to the front, radiator. Coving to the ceiling.



**BEDROOM 4**

11'10" x 11'9" (3.63m x 3.60m)

Double glazed window to the rear, radiator. Coving to the ceiling.



## BEDROOM 4

Additional photo



## BEDROOM 5

9'10" x 9'8" (3.02m x 2.96m)

Double glazed window to the front, radiator. Coving to the ceiling.



## FAMILY BATHROOM

9'10" x 5'10" (3.00m x 1.79m)

Fitted with a modern white suite comprising of bath, generous walk in shower cubicle with glass screen and mains supply rainfall shower plus hand held attachment. Wall hung wash hand basin and low flush w/c. Striking marble effect tiling. Towel radiator in a chrome finish. Double glazed window to the rear.



## FAMILY BATHROOM

Additional photo



## OUTSIDE



### DOUBLE GARAGE

14'11" x 14'9" (4.56m x 4.50m)

Having an up and over door. Power and lighting.

### GARDENS

The front garden has been block paved to provide ample off street parking which continues to the side of the property. Graveled beds either side with established plants, shrubs and trees. Boundaries are fenced with gate to the side giving access to the rear garden. External lighting. The generous rear garden has been mainly lawned with paved patio areas ideal for outside entertaining, planted border beds having established plants shrubs and trees. Workshop. Fabulous entertaining area with decked seating area with artificial grass screen by hedging and superb Summerhouse. Outside tap.



### GARDENS



### GARDENS

Additional photo





## **GARDENS**

Additional photo



## **SUMMER HOUSE**

With bi folding doors, power and lighting. Two additional windows to the side. Log burning stove.



## **VIEWS TO THE REAR**

Additional photo



## **TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## **COUNCIL TAX BAND**

Council Tax Band C

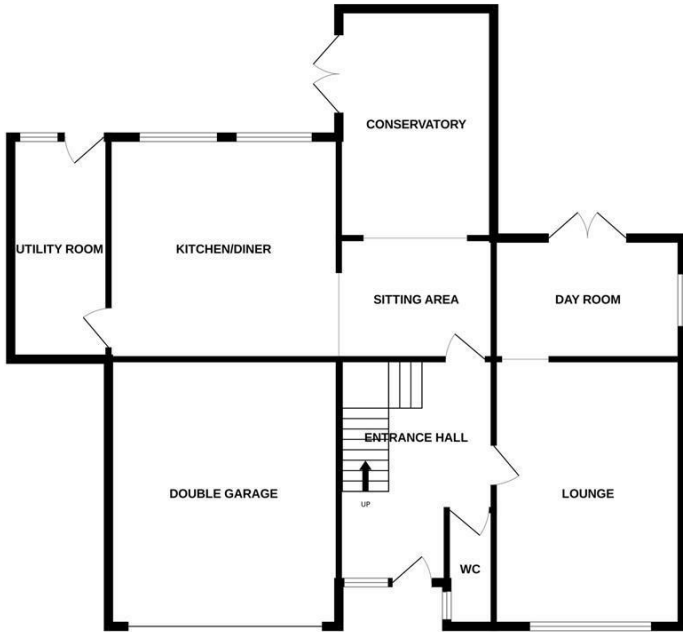
## **VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

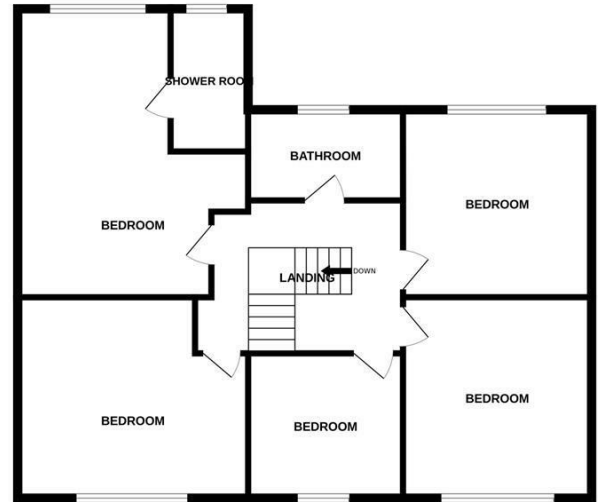
## **OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

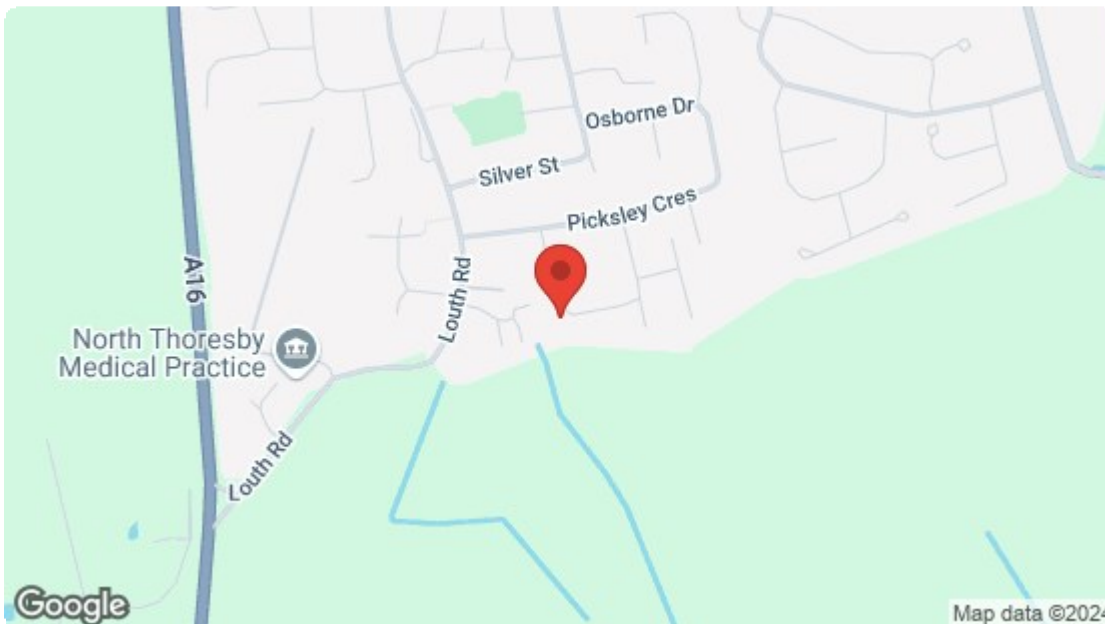
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.