

116 High Street, Gilling West



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Offers in The Region of £565,000

Sitting on a large plot on the edge of this highly regarded and conveniently positioned village, this detached house has been much improved by the current Owners to a particularly high standard, resulting in a beautifully presented and generous village home. To the ground floor there is a living room, a fantastic open plan kitchen diner, a conservatory, a utility room and a cloakroom, whilst to the first floor there are three bedrooms including a master suite with an ensuite and a dressing room and the family bathroom. Externally the property features a lawned area and two seating areas with a pergola and an open aspect to the rear. An internal inspection is essential to appreciate the quality and finish of the property on offer.



Entrance Hall:

A welcoming entrance through a part glazed UPVC double glazed front door, which leads to the living room, kitchen diner and staircase to the first floor. Under the staircase is a larder store with an original cold slab, shelving, light and a double glazed window to the front of the property.

Lounge:

8.23m max x 3.81m max

A large light filled room with upvc double glazed windows to the front, rear and side of the property. The focal point of the lounge is an impressive marble fireplace and hearth featuring a gas fired log burner style stove, with two radiators and a TV point.

Study:

2.15m x 1.98m

A versatile room which makes for a perfect study, with a window to the front of the property and a radiator.

Open Plan Kitchen Diner:

7.79m max x 5.61m max

A fabulous space with engineered oak flooring throughout, flooded with light and perfect for relaxing as a family or for entertaining.

The beautifully finished Kitchen is fitted with a generous range of high quality, hand painted units which are complimented with soft close fittings and quartz countertops. Integrated into the units is a Belfast sink, an induction hob, two Neff ovens, a dishwasher, and two under counter fridges. The larder cupboard makes for excellent extra storage space and has a microwave built in. The large central island is again finished with quartz countertop and provides a perfect space for more informal dining with feature lighting over.

The dining area allows for more formal dining and provides a perfect space for hosting Guests.

Conservatory:

4.70m x 3.84m into sills

A lovely light room with polished Granite flooring, exposed stone features & Oak sills. The windows are UPVC double glazed and there is a radiator.

Utility Room:

3.39m x 1.38m

The utility room provides useful extra worktop space, plumbing for a washing machine and space for two other under counter appliances. There is a window to the side of the property.

Cloakroom:

Fitted with a wash hand basin, WC and a window to the front of the property.



Landing:

With loft access and a upvc double glazed window to the front of the property.

Bedroom 1:

5.95m x 3.74m

A double room with deep built-in eaves storage areas & a cupboard. The double glazed window to the rear of the property provides wonderful far reaching views.

Ensuite:

2.04m 1.74m

The modern ensuite bathroom features marble style panelling, a walk in cubicle with a dual headed shower, a sink unit, a wc and a heated towel rail.

Dressing Room:

2.70m x 2.54m

The dressing room provides built in wardrobe and storage space and a window to the front of the property.

Bedroom 2:

4.52m x 3.53m

A double bedroom with a window to the rear of the property and a radiator.

Bedroom 3:

3.82m x 3.58m

A double bedroom with a window to the rear of the property and a radiator.





Bathroom:
2.80m x 1.95m

With Karndean tiles, a 4-piece suite comprising panelled bath with mixer/shower attachment, a separate shower cubicle, a wash basin, a wc and a heated towel radiator, with a double glazed window to front of the property.

External:

The generous garden has a high degree of privacy, enjoying the sun throughout the day.

The garden is mainly lawned, and has two seating areas, one immediately outside the conservatory, and a second to the rear of the garden which features a pergola.

The double garage has twin remote electric roller doors, eaves storage, a window to the side and personnel door to the rear.

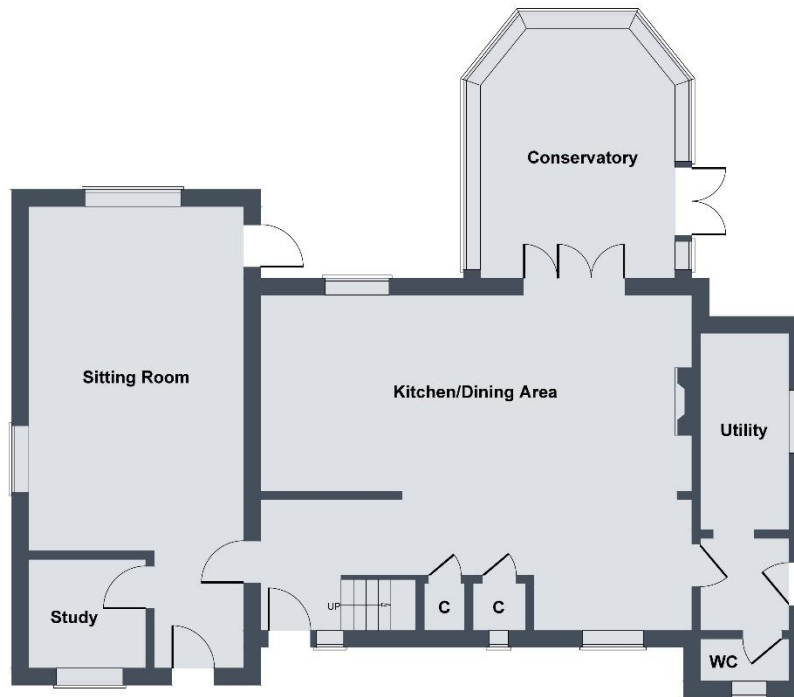
Additional Information

The postcode is DL10 5JW and the Council Tax Band is E.

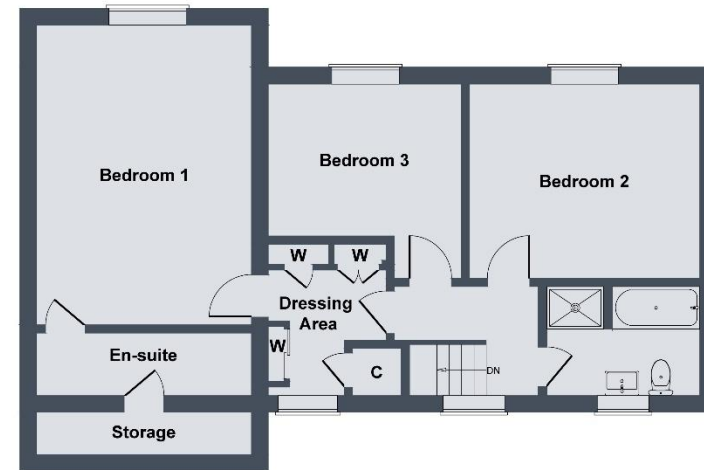
The oil fired central heating boiler is located in the utility room.



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GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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