



## Main Street, Newthorpe: £430,000

- Unique Four Bed Detached Home
- Four Double Bedrooms
- En-Suite To Master Bedroom
- Extremely Well Presented Throughout
- Dining Room & Breakfast Kitchen & Utility
- Rear Lounge with Log Burner
- Conservatory with Aquarium Tank
- Enclosed Private Mature Garden
- Outdoor Summerhouse/Man-cave
- EPC Rating: TBC



Charles Newton & Co Estate Agents are pleased to offer for sale this four double bedroom, detached family home, with off road parking for three cars, integral garage, enclosed rear garden with summer-house. Internally the property offers ample living space with breakfast kitchen, separate dining room, open plan family/living and including a rear conservatory incorporating a feature wall aquarium. The house is fitted with mood light throughout and must be viewed internally to fully appreciate what is on offer with this beautiful property.

### Full Description:

#### Hallway/Dining Room: 15'5" (4.70m)x11'2" (3.40m)

Enter via wood frame door into dining room with UPVC double glazed window to the front elevation, wall mounted feature gas fire, wall mounted radiator, stone feature wall & solid wood flooring.

#### Breakfast Kitchen: 9'1" (2.77m) x 7'1" (2.16m)

Offering a range of modern wall & base units with solid wood work surfaces & inset ceramic sink & mixer tap, breakfast bar area, waste disposal unit, space for free standing range cooker, space for USA style fridge/freezer, dish washer, wall mounted radiator & solid wood flooring and UPVC double glazed window to the rear elevation..

#### Utility Room: 9'1" (2.77m) x 7'1" (2.16m)

Off the kitchen area, with a range of base units with work surface, inset Belfast sink & power tap, plumbed for washing machine & drier, storage cupboard, mood lighting, internal fire door leads into the attached garage.

#### Cloakroom/WC:

With UPVC double glazed window to the side elevation low level WC, pedestal wash hand basin, extractor fan, wall mounted towel radiator & fully tiled walls & solid wood flooring.

#### Lounge: 14'6" (4.42m)x13'3" (4.4m)

This family/living room with brick built fireplace incorporating a dual fuel log burner, TV point for wall mounted television, wall mounted radiator, solid wood flooring. French doors lead into the rear conservatory, side door leads into rear porch and onto the rear garden.

#### Conservatory: 13'9" (4.19m) x 9'5" (2.87m)

Rear conservatory with wood framed windows & UPVC double glazed French doors to the rear garden, glazed roof, power & lighting, feature brick wall with glass panel & solid wood beam above showcasing the outside aquarium, solid wood flooring with under floor heating.



## On The First Floor

### Bathroom:

With UPVC double glazed window to the side elevation, modern bathroom suite with free standing bath, low level WC vanity unit wash hand basin, corner shower unit with mains shower, mood lighting & fully tiled walls & floor.



### Bedroom One: 14'10" (4.52m) x 13'3" (4.4m)

Large master bedroom with UPVC double glazed window to the rear elevation, TV point, wall mounted radiator & fitted carpet.



### En-Suite to Bedroom 1:

7' 7" (2.31m) x 3' 8" (1.12m)

With UPVC double glazed window to the rear elevation, walk in shower unit with mains shower, wall mounted wash hand basin, concealed WC, wall mounted towel radiator & fully tiled walls & floor.

### Bedroom Two: 13'1" (3.99m) x 11'3" (3.43m)

Good size double bedroom with UPVC double glazed window to the front elevation, wall mounted radiator & fitted carpet.



### Bedroom Three: 11'6" (3.51m) x 11'2" (3.40m)

Good size double room with UPVC double glazed window to the front elevation, wall mounted radiator & fitted carpet.

### Bedroom Four: 11'5" (3.48m) x 9'7" (2.92m)

Double size room with UPVC double glazed window to the rear elevation, wall mounted radiator & fitted carpet.



## Outside the property:

### Front:

Tarmac driveway for three cars, side entrance to rear garden.

### Integral Garage:

With electric operated door, wall mounted combi boiler & radiator & consumer unit with internal fire door leading directly into the the Utility Room.

### Rear Mature Garden

This well maintained garden, larger than average with two paved patio areas, lawn area with mature shrubs & plant borders, glass paneled balustrade enclosing outdoor pond, & including a large summer house/man cave with power & lighting at the rear of the garden area.









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**Viewing:** By prior appointment only with the Agents on Tel. 01773 535535 (Option 2)

**Tenure:** The property is reported to be freehold.

**Please note:**

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