



Manor Farm Drive, Sturton By Stow

Guide Price £370,000


MARTIN & CO

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Bungalow - Detached
3 Bedrooms, 2 Bathroom

Guide Price £370,000

- Stunning Detached Bungalow
- Three Double Bedrooms
- Immaculate Throughout
- Five Piece En Suite
- Council Tax Band E / Freehold
- Sunroom
- Good Sized Plot
- Oil Central Heating
- EPC - D /FREEHOLD
- Council Tax - E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	76
(39-54) E	57
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

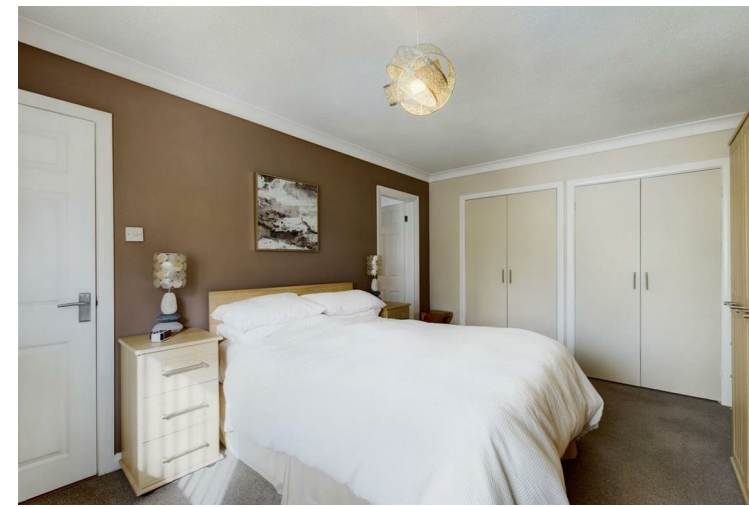
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	49
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Martin & Co are delighted to present to the market this immaculately presented and extremely spacious three DOUBLE bedroom detached bungalow enjoying a non estate position in a quiet cul-de-sac. Located in the rural village of Sturton By Stow. Internally comprising: Generous entrance hall, lounge, sunroom, breakfast kitchen, utility, shower room, three double bedrooms with the master boasting a five piece en suite. Outside you have well maintained front and rear gardens, garage plus a driveway providing ample off road parking. Further benefiting from full uPVC double glazing and oil fired central heating. Internal viewings are highly recommended to appreciate the quality this home has to offer.

ENTRANCE PORCH
uPVC built with wall lighting and carpet flooring.

ENTRANCE HALL
15'1" x 8'9"
Laminate flooring, radiator, large storage cupboard, telephone point, door bell, airing cupboard, light fitting and loft access which has a ladder, lighting and is part boarded.

LOUNGE/DINER
21'8" x 12'11"
Oak wooden flooring, electric fire and surround, two radiators, wall lighting, television point, smoke alarm, central heating thermostat and access into the conservatory.



CONSERVATORY

18'0" x 9'3"

With laminate flooring, power sockets and lighting.

KITCHEN

12'11" x 11'10"

Fitted with a range of base and eye level cupboards and drawers with roll top work surfaces and tiled splash backs. Incorporating a breakfast bar, one and half bowl stainless steel sink and drainer, integrated 'Hotpoint' electric double oven and electric hob with extractor over. Plumbing and space for a dishwasher, space for a fridge freezer, radiator, uPVC double glazed window to the rear aspect, spot lit ceiling and tiled flooring.

UTILITY ROOM

8'11" x 6'11"

Fitted with a range of base and eye level cupboards and drawers with roll top work surfaces and tiled splash backs and incorporating stainless steel sink and drainer. Plumbing and space for a washing machine and tumble dryer plus under counter space. Wall mounted 'Wallstar' oil fired central heating boiler, central heating controls, uPVC double glazed window to the rear and uPVC double glazed door to the side aspect. Smoke alarm, spot lit ceiling and tiled flooring.

MASTER BEDROOM

14'2" x 11'0"

Carpet flooring, radiator, hanging uPVC double glazed bay window to the side aspect, double built in wardrobes and single pendant light fitting.

BEDROOM 3 / DINING ROOM

16'8" x 12'3"

Oak wooden flooring, hanging uPVC double glazed

bay window to the front aspect, radiator, large storage cupboard, television point, wall and ceiling lights. Glass doors giving access to the lounge.

BEDROOM 2

10'7" x 10'8"

measured to built in wardrobes. Carpet flooring, uPVC double glazed window to the side aspect, radiator and television point.

ENSUITE

12'11" x 5'6"

Boasting a luxury five piece suite: Panel bath, curved shower cubicle with electric shower, pedestal wash basin, low level WC and bidet. Electric heater, heated towel rail, extractor fan, uPVC double glazed window to the side aspect, spot lit ceiling and tiled flooring.

SHOWER ROOM

9'11" x 5'2"

Having shower cubicle with electric shower, pedestal wash basin, low level WC and wash basin in a vanity unit. Radiator, uPVC double glazed window to the side aspect, extractor fan, spot lit ceiling, fully tiled walls and tiled flooring.

GARAGE

16'8" x 9'4"

Housing power, lighting and water plus the mains electricity fuse box and uPVC double glazed window to the front aspect. Personal door to the side plus front up and over door.

OUTSIDE SPACE

To the rear of the property you have a beautiful and well maintained garden which is not directly overlooked. Mainly laid to lawn with patio area and a

mixture of decorative shrubs, fruit trees and borders plus gated access to the side and a water supply. Two metal sheds to the rear are included within the sale. To the front of the property you also have a well maintained lawn with various conifers and shrubbery plus a large pebble driveway providing off road parking.

FIXTURES & FITTINGS

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect





Approximate total area⁽¹⁾
154.17 m²
1659.47 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.