



42 Hopfield, Hibaldstow, DN20 9PN
£274,995

The Property Perspective

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We are delighted to offer for sale this extended detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property has been considerably extended from original and now offers spacious thought out accommodation over 2 floors. The property benefits from Hive controlled gas central heating and PVCu double glazing. There is a modern dining kitchen & utility room plus contemporary bathroom, en suite and WC. Items of note include walk in bay window to lounge plus French doors to the rear. There are ample sockets and media points. The home is ready to move in with flooring, blinds and light fittings included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, sun room, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing. There is a part boarded loft with ladder access.

The property is located on a corner plot with well presented gardens. There is a driveway leading to a garage with power and light plus personnel door leading into the house. There is a car charging point.

Tenure - Freehold
Council tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With vinyl flooring.

Lounge 15'9"(max) x 12'11"(max) (4.81m(max) x 3.94m(max))

With walk in bay window plus carpets and blinds.

Dining Kitchen 25'4"(max) x 9'2"(max) (7.73m(max) x 2.80m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands. With cooker and hood plus 1.5 sink and mixer tap. Vinyl flooring.

Sun Room 12'1" x 8'11" (3.69m x 2.73m)

A light dual aspect room with feature radiator and French doors. With vinyl flooring and blinds.

Utility Room 9'0"(max) x 8'2"(max) (2.76m(max) x 2.50m(max))

Having modern units and laminate worktops with space for washing machine and drier. With vinyl flooring. Access to store plus personnel door leading to garage.

WC 4'1" x 3'5" (1.25m x 1.05m)

Having contemporary sanitary ware with vinyl flooring and blind.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 19'11" x 8'2" (6.08m x 2.51m)

With carpets and curtains.

En Suite 8'3" x 6'2" (2.52m x 1.88m)

Having contemporary sanitary ware with walk in shower, tiling, chrome ladder radiator, vinyl flooring and blind.

Bedroom 2 12'6"(max) x 9'10"(max) (3.82m(max) x 3.01m(max))

With carpets and curtains.

Bedroom 3 10'10"(max) x 9'11"(max) (3.32m(max) x 3.03m(max))

With carpets and curtains.

Bedroom 4 9'4"(max) x 6'11"(max) (2.85m(max) x 2.13m(max))

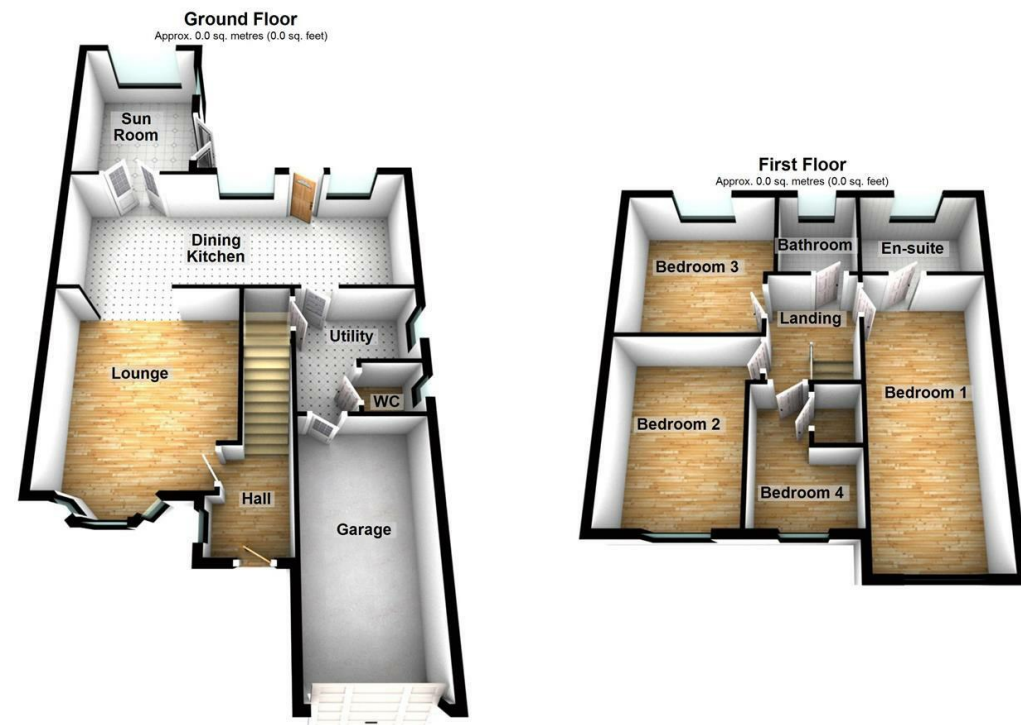
With carpets and blinds. Access to store.

Bathroom 6'2" x 6'1" (1.89m x 1.86m)

Having contemporary white sanitary ware with shower and curtain to bath, tiling and vinyl flooring.

EXTERNAL

The property is located on a corner plot with well presented gardens. There is a driveway leading to a garage with power and light plus personnel door leading into the house. There is a car charging point.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.