



9 St. Laurence Court, Adwick-Le-Street, DN6 7FD
£224,995

We are delighted to offer for sale this extended detached house located in a popular cul de sac with access to amenities and transport links plus within proximity of OFSTED 'Good' Primary and Secondary schools.

The property has been improved and extended and as you would expect benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include 2 sets of French doors to rear plus gas fire and surround to lounge. There are ample sockets and media points. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, conservatory, kitchen and WC, There are 3 double bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property is located on a corner plot with well presented gardens with lawns, patio and external tap. There is driveway parking plus a single garage with power and light.

Tenure - Freehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall
With fitted flooring.

Lounge 15'6"(max) x 12'4"(max) (4.74m(max) x 3.77m(max))
With gas fire and surround plus access to store. Fitted carpets and curtains. French doors leading to rear garden.

Dining Room 16'9"(max) x 8'7"(max) (5.11m(max) x 2.64m(max))
With carpets and blinds. French doors leading to.

Conservatory 11'6" x 8'9" (3.53m x 2.67m)
With feature radiator plus timber flooring. French doors leading to rear garden.

Kitchen 10'8" x 7'8" (3.27m x 2.35m)
Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, fridge and washing machine. Fitted flooring.

WC 6'5" x 2'9" (1.97m x 0.86m)
With modern sanitary ware, tiling, fitted flooring and blind.

FIRST FLOOR

Landing
With fitted carpets.

Bedroom 1 13'3"(max) x 11'9"(max) (4.06m(max) x 3.60m(max))
With carpets and curtains.

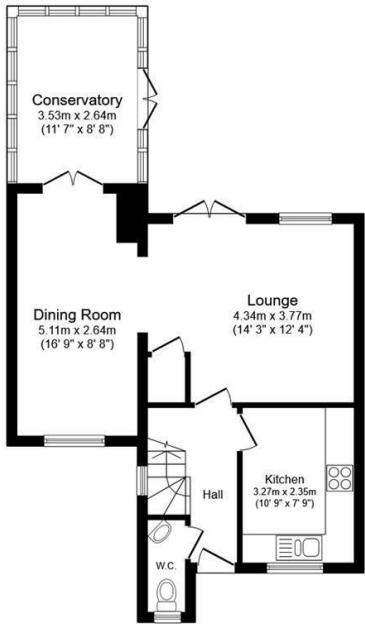
En Suite 6'4"(max) x 6'2"(max) (1.95m(max) x 1.88m(max))
Having contemporary white sanitary ware with tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

Bedroom 2 16'8" x 8'7" (5.10m x 2.64m)
With fitted carpets.

Bedroom 3 9'8" x 8'8" (2.97m x 2.65m)
With fitted carpets.

Bathroom 6'4" x 5'11" (1.95m x 1.81m)
Having modern white sanitary ware with tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

EXTERNAL
The property is located on a corner plot with well presented gardens with lawns, patio and external tap. There is driveway parking plus a single garage with power and light.



Ground Floor

Floor area 55.2 sq.m. (594 sq.ft.)



First Floor

Floor area 44.9 sq.m. (483 sq.ft.)

Total floor area: 100.0 sq.m. (1,077 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io