



Brookbanks

Residential Sales | Letting | Management

01322 666452

Open 7 Days

www.brookbanksonline.co.uk



Brookbanks are delighted to offer this lovely three bedroom semi detached home in a cul-de sac with a village location of Sutton At Home. This great family home offers double glazing, central heating, 13' lounge, 11' dining room, kitchen with oven, hob, extractor fan with integrated fridge/freezer dish washer and washing machine, family bathroom, three good sized bedrooms, 50' rear garden, 17' garage and own drive. So without any more delays book your appointment today before its to late. Don't miss out. 0132266452.



Barfield
Sutton At Home, DA4 9EL

Guide Price £375,000

Entrance Hall

Double glazed leaded light entrance door. Wooden flooring. Radiator.

Lounge

13' 9" x 12' 6" (4.19m x 3.81m)
Double glazed window to front. Carpet. Double glazed frosted window to front. Coved ceiling. Built in storage cupboard. Wood burner. Under stairs storage cupboard. Archway to dining room.

Dining Room

11' 0" x 8' 2" (3.35m x 2.49m)
Double glazed window to rear. Carpet. Coved ceiling. Double radiator.

Kitchen

11' 0" x 7' 10" (3.35m x 2.39m)
Double glazed window to side. Double glazed door leading to garden with double glazed window to side. Tiled flooring. Single drainer sink unit with mixer taps. Range of wall and base units with built in oven hob and extractor fan. Boiler cupboard. Integrated fridge freezer. Dish washer and washing machine.

Landing

Double glazed window to side. Carpet. Access to loft.

Bathroom

6' 5" x 6' 0" (1.95m x 1.83m)
Double glazed window to rear. Laminated wood flooring. Tiled walls. Low level w/c. Pedestal hand wash basin. Panel bath with mixer taps and shower screen. Separate shower over bath. Chrome heated towel rail.

Bedroom 1

13' 0" x 8' 9" (3.96m x 2.66m)
Double glazed window to front. Carpet. Double radiator. Coved ceiling. Fitted wardrobes.

Bedroom 2

9' 5" x 9' 5" (2.87m x 2.87m)
Double glazed window to rear. Carpet. Coved ceiling. Double radiator. Built in airing cupboard.

Bedroom 3

10' 3" x 6' 8" (3.12m x 2.03m)
Double glazed window to front. Carpet. Coved ceiling. Double radiator. Built in storage cupboard.

Garden

Decking. Patio area. Paved area. Laid lawn. Outside tap.

Garage

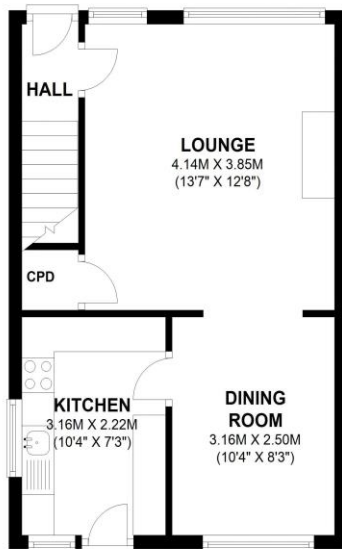
17' 8" x 9' 0" (5.38m x 2.74m)
Up and over door. Double glazed window to rear. Power and light.

Own Driveway



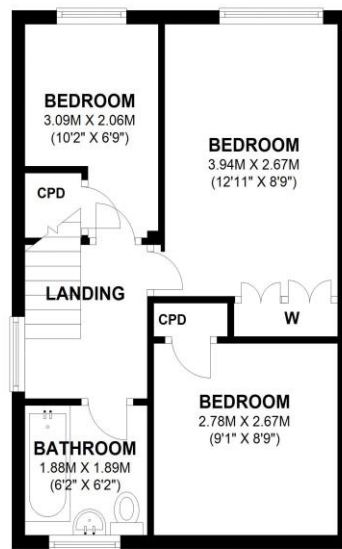
GROUND FLOOR

APPROX. 35.6 SQ. METRES (383.7 SQ. FEET)



FIRST FLOOR

APPROX. 35.1 SQ. METRES (378.2 SQ. FEET)



TOTAL AREA: APPROX. 70.8 SQ. METRES (761.9 SQ. FEET)

Viewers notes...

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.

EPC Rating: D
Council Tax Band: D

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