



Stoneycroft, 13 West End, Rawcliffe, DN14 8RW

Offers Over £450,000

EPC: D

This highly individual and extended four bedroom detached bungalow is located on West End with views over fields and open countryside. The property offers substantial accommodation with modern fixtures and fittings and sits within approx. 1/3 of an acre which includes lawned gardens, paved patio, double brick built garage and a block paved driveway providing parking for multiple vehicles. Viewing is an absolute must to appreciate the size of the bungalow and rural location.

- Highly individual detached bungalow
- Extended to create four bedrooms
- Substantial accommodation
- Modern fixtures and fittings
- Master bedroom with en-suite
- Family bathroom and separate WC
- Block paved driveway for multiple vehicles
- Detached brick built double garage
- Stands within generous grounds
- Viewing is a must of this ideal family home

#### DESCRIPTION

This highly individual and extended detached bungalow incorporates gas central heating, uPVC double glazing and a security alarm and offers substantial family accommodation comprising;

#### ENTRANCE HALL

5'11" x 6'8"

uPVC entrance door. Solid oak flooring. Coving to the ceiling. One central heating radiator.

#### LOUNGE

21'11" x 14'7"

Contemporary wall mounted gas fire. uPVC French doors lead to the side of the property. Solid oak flooring. Coving to the ceiling. One central heating radiator.

#### DINING KITCHEN

21'10" x 10'11"

A modern and comprehensive range of fitted base and wall units having solid oak doors and granite work surfaces with matching up stands. The units incorporate a stainless steel one and half bowl sink with integral drainer, and a four ring induction hob with a stainless steel cooker hood over. Integrated oven, microwave and dishwasher. Centre island and breakfast bar to match the kitchen units with a matching granite worktop. Timber glazed French doors lead into the conservatory. Solid oak flooring. Coving to the ceiling. Two anthracite vertical radiators.

#### CONSERVATORY

9'6" x 13'4"

A brick base/uPVC framed conservatory with uPVC French doors to the side. Wall mounted air conditioning unit.

#### UTILITY ROOM

8'7" x 7'6"

A range of base and wall units to match the kitchen with laminated work surfaces. Plumbing for an automatic washing machine. Tiled floor. One central heating radiator. uPVC door provides access into the rear garden.

#### HALLWAY

3'1'2" x 3'2"

Storage cupboard. Loft access. Coving to the ceiling. One central heating radiator.

#### MASTER BEDROOM

15'8" x 10'2"

To the front elevation. One central heating radiator.

#### EN-SUITE SHOWER ROOM

6'1" x 9'11"

A 'Villeroy & Bosch' modern white suite comprising a walk in shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Fully tiled walls and floor. Cupboard housing the gas central heating boiler. Chrome heated towel rail.

#### BEDROOM TWO

13'9" x 10'10"

To the front elevation. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

#### BEDROOM THREE

10'7" x 10'9"

To the front elevation. Coving to the ceiling. One central heating radiator.

#### BEDROOM FOUR

7'7" x 9'9"

To the rear elevation. One central heating radiator.

#### FAMILY BATHROOM

8'6" x 7'7"

A 'Villeroy & Bosch' modern white suite comprising a deep bath with a shower fitment to the bath taps, a wash hand basin and low flush WC. Fully tiled walls and floor. Chrome heated towel rail.

#### W.C.

2'11" x 7'6"

A white vanity wash hand basin and low flush WC. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

#### DOUBLE GARAGE

17'9" x 31'7"

A substantial brick built double garage with two separate metal up and over vehicular doors and two side personnel doors. Lights and power. Inside there are fitted kitchen units with laminated work surfaces making an ideal workshop space. Belfast sink. Storage space in the loft area.

#### GARDENS

To the front of the property there is a lawned garden enclosed by a brick garden wall and timber gates. The double timber gates provide access onto the block driveway which provides off street parking for multiple vehicles and access to the double garage. The property enjoys views over fields to the front.

The generous rear garden is fully enclosed and mainly laid to lawn with a raised Indian stone seating area and matching pathway and separate paved pathways which lead to the bottom of the garden. Timber garden shed. Weeping willow tree.

To the right hand side of the garden there is a private paved seating area with raised planters and decorative brick built well. The property enjoys views over open countryside to the side.

Ground Floor













