



Sutcliffe Terrace, Belthorn, BB1 2NR

Offers Over £180,000

A DECEPTIVELY SPACIOUS THREE BEDROOM HOME WITH STUNNING VIEWS

Nestled in the heart of the popular village of Belthorn, this surprisingly spacious three-bedroom home is being welcomed to the property market. The property comprises briefly, to the ground floor: entrance into the kitchen with doors leading to understairs storage, a downstairs WC, and a reception room. The reception room leads to a second reception room and has a door leading to stairs to the first floor. The second reception room has access to a rear hall and a conservatory. To the first floor is a landing with doors leading to three bedrooms and a four-piece bathroom suite. Externally the property offers an artificial turfed rear garden with views over fields and the surrounding countryside. The front of the property has an enclosed yard with access to a large shed/workshop.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  2  D

- Semi Detached Cottage
- Two Reception Rooms
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Four Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden With Open Views
- Council Tax Band D

Ground Floor

Kitchen

15'1 x 9'9 (4.60m x 2.97m)
UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, freestanding cooker with electric hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, space for fridge freezer, understairs storage, tiled flooring and doors to WC and reception room one.

WC

9'3 x 2'5 (2.82m x 0.74m)
Two UPVC double glazed windows, electric heater, low basin WC, wall mounted wash basin, plumbing for washing machine and space for dryer.

Reception Room One

14'10 x 14'1 (4.52m x 4.29m)
Central heating radiator, exposed beams, picture rail, open fire with stone hearth, wood effect flooring, stairs to the first floor, doors to storage room and inner hall and open to reception room two.

Reception Room Two

18'3 x 12'10 (5.56m x 3.91m)
Central heating radiator, exposed beams, picture rail, two feature wall lights, cast iron log burning stove with brick surround, wood effect flooring, door to the rear hall and UPVC double glazed French doors to the conservatory.

Conservatory

11'5 x 10'7 (3.48m x 3.23m)
UPVC double glazed windows, pitched double glazed roof, central heating radiator, laminate flooring and UPVC double glazed French doors to the rear.

Rear Hall

4'11 x 3'2 (1.50m x 0.97m)
Part wood panelled elevations, encaustic tiled flooring and UPVC door to the rear.

First Floor

Landing

Laminate flooring, fitted storage and doors to three bedrooms and bathroom.

Bathroom

9'9 x 7'11 (2.97m x 2.41m)
UPVC double glazed frosted window, central heating towel rail, low basin WC, pedestal wash basin, corner panelled bath, corner direct feed shower unit, part tiled elevations, exposed beams and tiled flooring.

Bedroom One

14'3 x 12'1 (4.34m x 3.68m)
UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Bedroom Two

11'2 x 10'1 (3.40m x 3.07m)
UPVC double glazed window, central heating radiator, exposed beams, fitted wardrobes and wood effect flooring.

Bedroom Three

9'8 x 6'8 (2.95m x 2.03m)
UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

External

Front

Yard with a shed.

Rear

Artificial lawn garden with open views.

