



Located in the charming village of Barton-Le-Clay, this well-presented semi-detached house offers a delightful living experience. With two spacious bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home in a sought-after location.

The house is situated in a quiet residential area, providing a peaceful retreat while still being conveniently close to all local amenities and countryside walks. Residents will appreciate the ease of access to nearby shops, schools, and restaurants.

In summary, this 2 bedroom semi-detached house on Dunstall Road is a wonderful opportunity to enjoy comfortable living in a desirable village setting. With its appealing features and prime location, it is sure to attract interest from prospective buyers and investors.

Entrance Porch

Composite, part double glazed front door and a double glazed window to the side aspect. Door leading through to the entrance hall. LVT (Amtico) flooring.

Entrance Hall

LVT (Amtico) flooring. Radiator. Understairs storage cupboard. Inset ceiling spotlights. Carpeted stairs rising to the first floor accommodation.

Living/ Dining Room

A dual aspect room with a glazed window to the front aspect and double glazed French patio doors leading to the rear garden. Fireplace with working wood burner. LVT (Amtico) flooring. Inset ceiling spotlights. Radiator. Space for a dining room table and chairs.



Kitchen

Fitted with a modern range of wall and base units with wood effect work surfaces over, incorporating a 1½ drainer sink unit. Integrated oven and electric hob with an extractor hood over and an integrated fridge/ freezer. Space and plumbing for a washing machine. Part tiled walls and a LVT (Amtico) flooring. Radiator. Inset ceiling spotlights. Understairs storage cupboard. Glazed window to the rear aspect and a double glazed door to the side leading to the rear garden.



Landing

Glazed window to the side aspect. Fitted carpet. Hatch to partially boarded loft space housing a gas boiler.

Bedroom One

Glazed window to the front aspect. Storage cupboard with hanging space. Fitted carpet. Radiator.



Bedroom Two

Glazed window to the rear aspect. Airing cupboard with shelving and housing a hot water cylinder. Fitted carpet. Radiator. Space and currently houses a King size bed.



Bathroom

Comprising a WC, pedestal wash hand basin and a panelled bath with shower over. Fully tiled walls and tiled floor. Radiator. Inset ceiling spotlights. Obscured glazed window to the rear aspect.



Rear Garden

A courtyard rear garden, block paved with decorative slate borders.

Outside tap and external lighting. Shed. Boundary fencing with gated pedestrian access to the side of the property.



Front Of Property

Set back from the road with a driveway providing off road parking for two vehicles. External power point and security lights.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are within a 3" differential.)

Approximate Gross Internal Area = 67.8 sq m / 730 sq ft

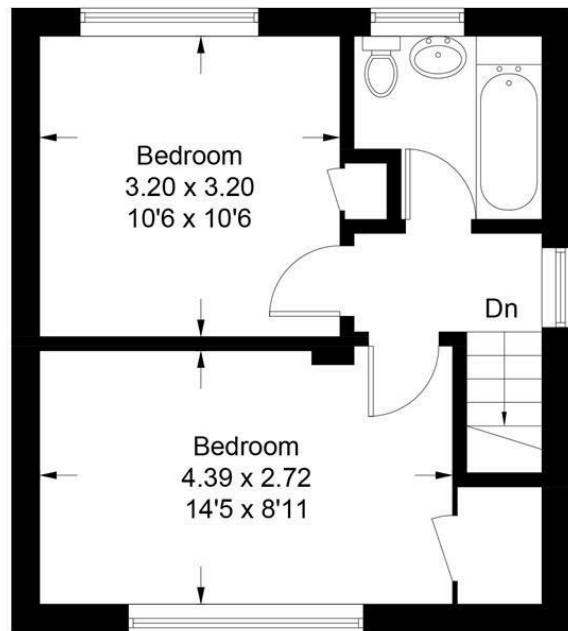
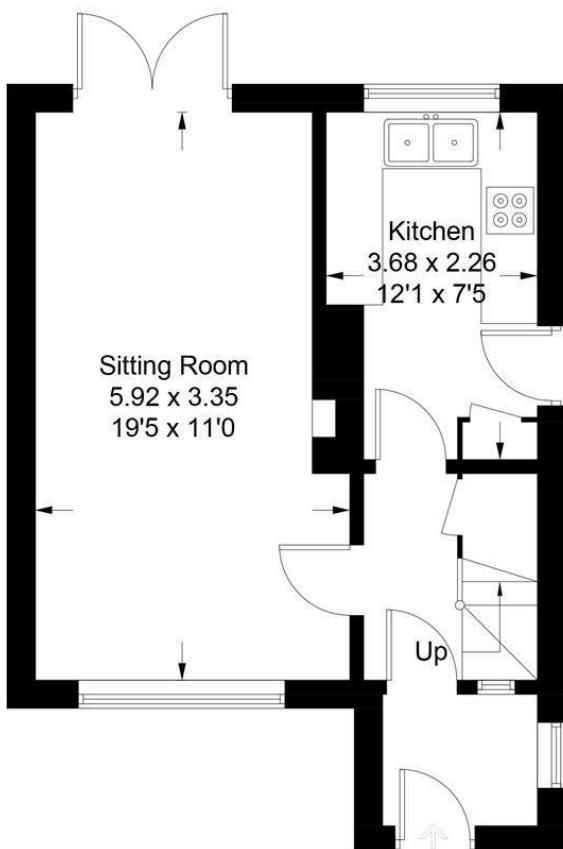


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