

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



**52 OUTGATE, EALAND,
DN17 4JD**

Impressive and spacious modern 4 Bedroomed Detached House, constructed to a contemporary specification and design



£379,990



- Two separate ground floor Reception Rooms (Study and Reception Room) and spacious open plan Kitchen/Dining/Living Area.
- Ground floor Toilet and Utility Room.
- 4 Bedrooms to the first floor, one bedroom with En-suite Shower Room, Bedroom Two and Three with shared 'Jack and Jill' Shower Room and with separate family Bathroom.
- Extensive block paved car parking, detached single brick and tiled Garage.
- Small cul-de-sac, open views to the south-east.
- Ealand has its own railway station and junction 2 of the M180 is approx. 2.5 miles drive.
- Gas fired central Heating and Double Glazing.

ACCOMMODATION

All measurements are approx. only

Ground floor

ENTRANCE HALL with laminate flooring, 1 radiator and understairs storage cupboard.

RECEPTION ROOM (about 4.56m x 4m) with 1 radiator and with fitted air conditioning unit.

STUDY (about 4.15m x 2.57m) with 1 radiator.

'L' SHAPED OPEN PLAN KITCHEN/DINING/LIVING AREA (about 10.3m x 3.2m plus 3.66m x 2.74m) including extensive range of base cupboard and drawer units, wall mounted cupboards and incorporating 1 ½ bowl sink unit with mixer tap, four ring gas hob, extractor unit, double oven, built-in fridge/freezer and Bosch dish washer. 2 radiators, ceramic tiled floor, double glazed French doors leading to rear patio and with wall fitted air conditioning unit.

UTILITY ROOM (about 3.15m x 1.9m) with storage cupboards, single drainer sink unit, 1 radiator, ceramic tiled floor, cupboard with gas central heating boiler.

CLOAKROOM with w.c., wash basin, ceramic tiled floor, 1 radiator and extractor unit.

First floor

LANDING having cupboard with hot water cylinder, access to roof void, via ladder, which is floored.

MASTER BEDROOM (about 4.23m x 4.43m) with 1 radiator.

EN-SUITE SHOWER ROOM with shower cubicle, wash basin and w.c. Fully tiled walls, ceramic tiled floor, 'ladder' radiator and extractor unit.

BEDROOM 2 (about 4m x 3.29m) with 1 radiator and wall fitted air conditioning unit.

JACK AND JILL EN-SUITE with shower cubicle, wash basin and w.c. Tiled walls, ceramic tiled floor 'ladder' radiator and extractor unit.

BEDROOM 3 (about 3.96m x 2.57m) with 1 radiator.

BEDROOM 4 (about 3.38m x 3.61m) with 1 radiator.

BATHROOM (about 2.48m x 2.4m) with bath, wash basin, shower cubicle and w.c. Ceramic tiled floor, 'ladder' radiator tiled walls, extractor unit and 1 radiator.

OUTSIDE Front block paved driveway and extensive vehicle standing space.

Detached single Garage with brick walls and a dual pitched and tiled roof.

Enclosed rear and side gardens with extensive paved patio, two lawned areas and a gazebo.

External lighting and water tap.

External car charging point.

SERVICES Mains water, electricity, drainage and gas. Gas central heating to radiators. Solar panels are installed.

VIEWING Strictly by appointment through Grice and Hunter.

COUNCIL TAX Band E.



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