



Woodland View, Barnetby

 3  1  2

£250,000



Key Features

- NO ONWARD CHAIN
- INGLENOOK FIRE
- DRIVE AND GARAGE
- OAK STYLE KITCHEN
- ENCLOSED GARDENS
- COUNCIL TAX BAND C
- EPC RATING C
- FREEHOLD





NO ONWARD CHAIN.

An excellent opportunity to acquire a generous 3 bedroom family home in a maturing residential area. The home is well suited to modern life with a bay fronted lounge with inglenook fire leading through to a separate dining room and enclosed gardens beyond. The oak style kitchen is supplemented by a practical utility and cloakroom. The generous bedrooms are served by both a family bathroom and en suite shower. The enclosed gardens are ideal for both pets and family alike and the reception drive and garage cater for friends and family alike.

ENTRANCE

A canopied and lit entrance with composite door leads to the hall with radiator and stair to the first floor with cupboard under.

LOUNGE 5.2m x 3.55m (17'1" x 11'7")

A striking forward facing bay fronted room with deep brick built inglenook fireplace with inset beam and gas fire on a quarry tiled hearth. The room forms part of an excellent entertaining suite and twin multi-pane doors lead through to

DINING ROOM 3.11m x 2.96m (10'2" x 9'8")

An ideal room for family celebrations with patio doors linking to the garden, radiator and door to

KITCHEN 3.76m x 3.55m (12'4" x 11'7")

A well proportioned room appointed with a good range of light oak style fronted high and low units with wood grain effect worktops and including inset 1 1/2 bowl resin sink unit, gas cooker with extractor over, radiator, views to the garden and tiled splash areas.

UTILITY 1.64m x 1.39m (5'5" x 4'7")

A practical space with additional work top, refrigerator and freezer space, plumbing for an automatic washing machine, rear door and extractor.

CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, wall mounted wash hand basin and radiator.

LANDING

With turned spindle gallery rail, access to the roof space and linen cupboard

BEDROOM 1 3.62m x 3.57m (11'11" x 11'8")

A generous forward facing double room with radiator.

EN SUITE

Appointed with a suite to include a glazed and panelled shower enclosure withh mains fed shower, close coupled wc, pedestal wash hand basinm radiator and extractor fan.

BEDROOM 2 3.59m x 3.13m (11'10" x 10'4")

A further double room with radiator.

BEDROOM 3 2.59m x 2.12m (8'6" x 7'0")

The final rear facing room with radiator.

BATHROOM

Appointed with a suite in white to include a bath with timber front panel, pedestal wash hand basin, close coupled wc, extractor fan and wall tiling to half height.

OUTSIDE

The property occupies a slightly elevated position and is set back beyond an open plan lawn with shrubs. A block paved reception drive allows parking for 2 cars and leads to the integral SINGL GARAGE with roller door, light and power and central heating boiler. A gated side walk leads to the enclosed rear which includes a patio overlooking a broad lawn with inset beds and shrub borders. There is a second seating area to capture the evening sun and a timber shed completes the home.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.





COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS.

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





