

SUTTON AVENUE

COLBURN

LOVE PROPERTY.♡

LOVE THE JOURNEY



Welcome home...

Found on Sutton Avenue, you're within walking distance of schools, shops and leisure facilities, your home has everything you may need, right on the doorstep. As you head home you can park up on your driveway, where there's space for multiple cars. You have a front garden which is low maintenance, as well as an access door into the utility from the side of the house too.

Inside the front door and into the hallway where your stairs are just to the left. Underneath there's a handy cupboard to store shoes, coats and small appliances. To the left of the hallway your living room can be found overlooking the front. In here there's an cosy open fire, as well as space for your large sofa, coffee table and TV unit, ideal for quiet, relaxing nights in.

Your dining room branches off the living room and has space for a table and chairs in front of patio doors.

Your kitchen can be found off the dining room, with access also from the hallway. In here find space for your freestanding oven, fridge/freezer and washing machine, as well as lots of worktop space to house further appliances. You also have two great cupboards for extra storage in here. There's a handy utility room just off the kitchen where your larger appliances can be hidden out of sight and there's also a WC in here too.



Rest and rejuvenate

Heading upstairs now where you have three bedrooms to choose from. The main bedroom overlooks the front and has plenty of space for a double bed, side tables and built in wardrobes. Bedroom two is another double room, with ample space and built in wardrobes. The third bedroom is a single room and also looks out to the front garden.

The family bathroom completes this floor and inside here there's a built-in bath with an overhead shower, so you have the best of both worlds.





Outside...

Time to head outside, where your lovely garden offers more than enough space to enjoy summer months. Out here find a patio area ideal for your outside furnishings, a lawned space for children or pets, and at the very top a raised gravel area where you can sit your pots and plants out. There's also a greenhouse for those who enjoy tending plants or growing their own fruits and vegetables. There's also a shed in the garden great for storing away your lawn mower and other bits and pieces.

Finer Details...

Postcode: DL9 4NN

Freehold

Council Tax Band: A

EPC Rating: D

Gas Central Heating

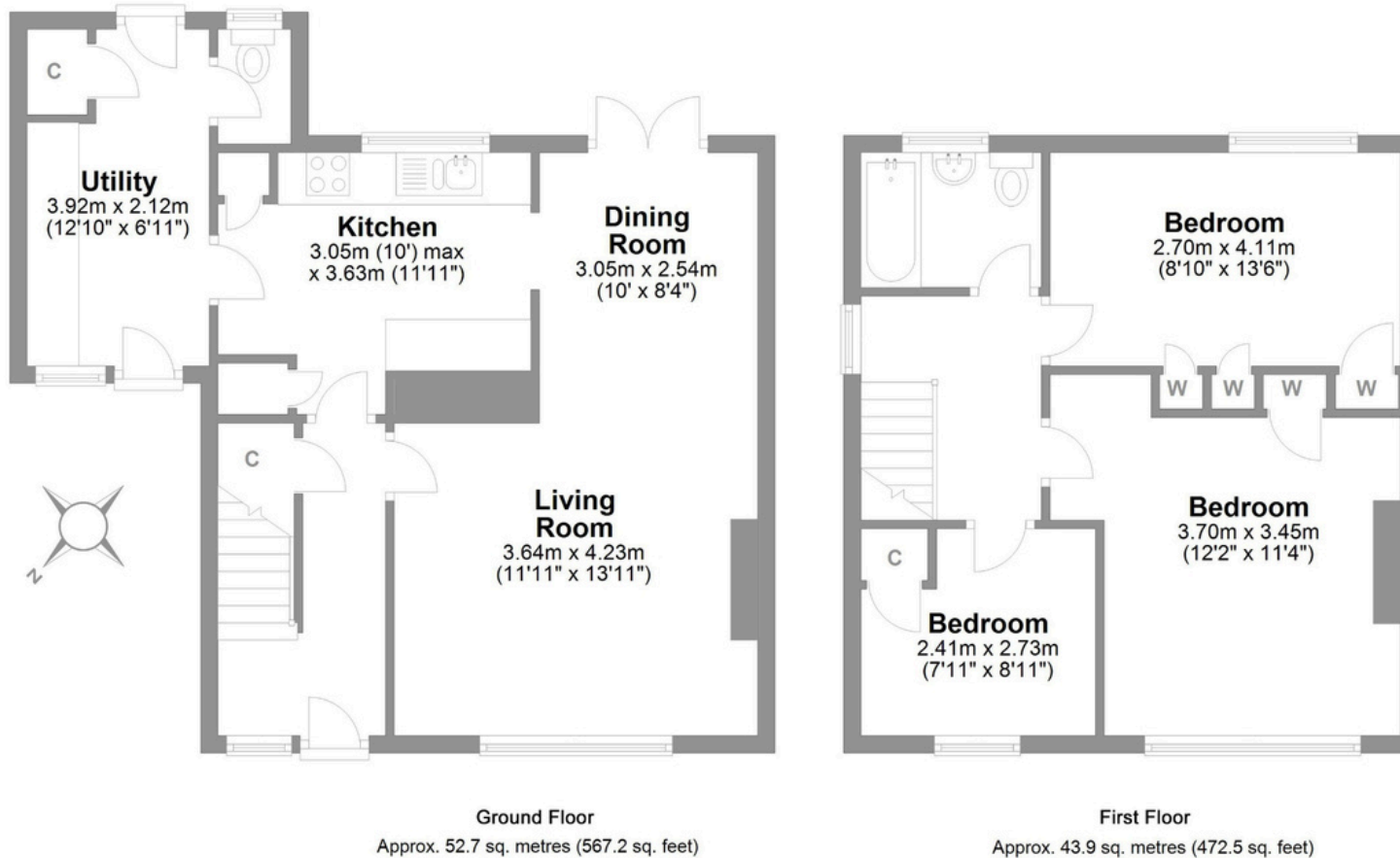
Valid Chimney Sweep and Inspection until Sept 25

Valid EICR until Jan 2026



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Total area: approx. 96.6 sq. metres (1039.6 sq. feet)



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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd