



- Immaculately Presented Throughout
- Detached Dormer Bungalow
- 3 Good Size Bedrooms
- 3 Modern Bathrooms
- Impressive 23ft9 Kitchen/Diner
- Utility Room
- Off Street Parking & Garage
- Fantastic Rear Garden

Earlsgate, Winterton, DN15 9SS,  
Offers Over £250,000





Offered for sale with NO ONWARD CHAIN in the ever popular market town of Winterton, Starkey&Brown are delighted to present to the market this beautifully presented detached dormer bungalow. Full of modern interiors throughout, the accommodation briefly comprises of 2 double bedrooms with 2 en-suites to the first floor, whilst downstairs boasts an entrance hall, triple aspect lounge, spacious kitchen/diner, useful utility room, third bedroom and shower room. Outside the property has ample off street parking, lawned front garden, pleasant rear garden with elevated decking area and garage. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



## Hall

Having side entrance door, radiator and stairs rising to the first floor.

## Lounge

21' 0" x 10' 4" (6.40m x 3.15m)

Having uPVC double glazed windows to the front and side aspects and two radiators.

## Kitchen/Diner

12' 1" max x 23' 9" max (3.68m x 7.23m)

Having uPVC double glazed French doors to the rear aspect, uPVC double glazed door to the side aspect, ceiling spotlights, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, built in fridge, built in freezer, radiator and breakfast bar with storage space.

## Utility Room

4' 4" x 7' 1" (1.32m x 2.16m)

Having uPVC double glazed doors to the front and rear aspects, uPVC double glazed window to the rear aspect, work surfaces with sink and drainer unit and space/plumbing for white goods.

## Bedroom 3

8' 1" x 11' 5" (2.46m x 3.48m)

Having uPVC double glazed window to the rear aspect and radiator.

## Ground Floor Shower Room

4' 10" x 6' 8" (1.47m x 2.03m)

Having uPVC double glazed window to the side aspect, shower cubicle with rainfall shower and additional handheld shower, wash hand basin and low level WC.

## First Floor Landing

Having large storage cupboard.

## Bedroom 1

13' 7" to back of wardrobes x 12' 7" (4.14m x 3.83m)

Having uPVC double glazed window to the front aspect, radiator, fitted wardrobes and door to en-suite.

## En-suite

7' 0" x 6' 3" (2.13m x 1.90m)

Having uPVC double glazed window to the side aspect, bath, shower cubicle with rainfall shower and additional handheld shower, wash hand basin and low level WC set in vanity unit and heated towel rail.

## Bedroom 2

13' 7" x 10' 10" (4.14m x 3.30m)

Having uPVC double glazed window to the rear aspect, radiator, built in cupboard, loft access and door to en-suite.

## En-suite 2

4' 3" x 4' 6" (1.29m x 1.37m)

Having shower cubicle with rainfall shower and additional handheld shower, wash hand basin, low level WC and heated towel rail.

## Garage

8' 6" x 17' 6" (2.59m x 5.33m)

Having up and over door, window to the side, light and power.

## Outside Front

Gated access to the front opens to a driveway with off street parking for numerous vehicles. The front garden is mainly laid to lawn with a fenced border, paved patio area and a range of plants.

## Outside Rear

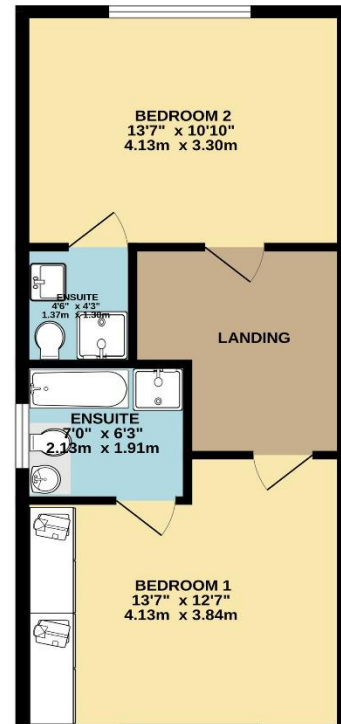
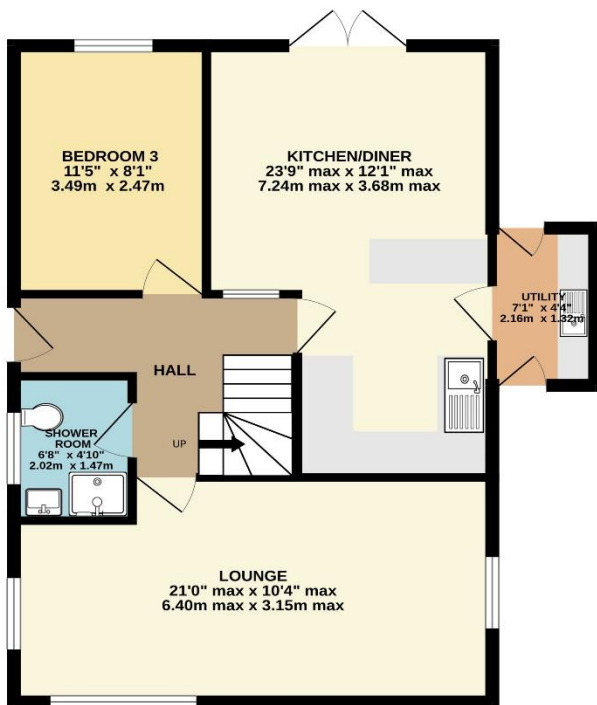
The well presented rear garden includes an elevated balcony/decking area, a lower decking area, pebbled area and fenced surround.





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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