



- Impressive Detached Family Home
- Over 2000 sq.ft.
- Accommodation Over 3 Floors
- 6 Bedrooms
- 4 Bathrooms plus Ground Floor WC

- 3 Reception Rooms plus Conservatory
 - Family Sized Kitchen
 - Heat Pump System
 - Off Street Parking & Double Garage
- MUST VIEW!**

Irwin Road, Blyton, DN21 3LS,
Offers Over £375,000





Tucked away in a quiet cul-de-sac in the sought after village of Blyton, this fine family residence has an impressive accommodation of over 2000 sq.ft across three floors. Boasting 6 bedrooms, 4 bathrooms and spacious living space throughout, the property also includes a double garage and a well presented garden offering fantastic countryside views to the rear. The internal accommodation comprises of 2 large bedrooms and a shower room to the second floor, 4 further bedrooms, 2 en-suites and a family bathroom to the first floor, whilst downstairs boasts an entrance hall, WC, study, dining room, kitchen with a range of built in appliances, conservatory and extended lounge/family room overlooking the rear garden. Additional features include a heat pump system (fitted 3 years ago with 4 years warranty remaining), uPVC double glazing, off street parking, double garage and an enclosed rear garden. Enjoying a blend of peaceful village living and practical amenities, the family home has easy links to neighbouring towns with further amenities and is within catchment for the highly regarded Queen Elizabeth's High School. An internal inspection is highly recommended to truly appreciate all this property has to offer, call today to view! Freehold. Council tax band: E



Hallway

Having door to the front aspect, coved ceiling and stairs rising to the first floor.

Study

8' 0" x 7' 6" (2.44m x 2.28m)

Having uPVC double glazed window to the front aspect, coved ceiling and radiator.

Ground Floor WC

8' 0" x 3' 8" (2.44m x 1.12m)

Having uPVC double glazed window to the side aspect, wash hand basin, low level WC, radiator and ceiling spotlights.

Dining Room

10' 9" x 15' 7" (3.27m x 4.75m)

Having uPVC double glazed window to the front aspect, two radiators, coved ceiling, feature fireplace and double doors opening into the open plan lounge/family room.

Kitchen

14' 9" x 13' 3" (4.49m x 4.04m)

Having door and uPVC double glazed window overlooking the conservatory, radiator, a range of wall and base units with work surfaces over, large oven with hob and extractor fan over, inset sink and drainer unit, integral appliances including dishwasher, washing machine, fridge, freezer, ceiling spotlights and under stairs storage cupboard.

Conservatory

14' 9" x 12' 8" (4.49m x 3.86m)

Having uPVC double glazed French doors opening onto the garden, uPVC double glazed windows surrounding, brick built base, plug sockets and two heaters.

Open Plan Lounge/Family Room

Having two sets of uPVC double glazed French doors overlooking the rear garden, radiator and Velux window.

First Floor Landing

Having uPVC double glazed window to the front aspect, storage cupboard and stairs rising to the second floor.

Bedroom 1

15' 7" x 10' 9" (4.75m x 3.27m)

Having two uPVC double glazed windows to the front aspect, two radiators, two built in wardrobes and door to en-suite.

En-suite 1

5' 9" x 6' 10" (1.75m x 2.08m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, low level WC, radiator and ceiling spotlights.

Bedroom 2

10' 5" x 10' 5" (3.17m x 3.17m)

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

En-suite 2

5' 10" x 5' 9" (1.78m x 1.75m)

Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin, low level WC, radiator and ceiling spotlights.

Bedroom 3

9' 2" x 10' 5" (2.79m x 3.17m)

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

Bedroom 4

8' 7" x 7' 9" (2.61m x 2.36m)

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

Family Bathroom

6' 2" x 6' 6" (1.88m x 1.98m)

Having uPVC double glazed window to the side aspect, panelled bath with shower attachment, wash hand basin, low level WC, radiator and ceiling spotlights.

Second Floor Landing

Bedroom 5

11' 4" x 22' 3" (3.45m x 6.78m)

Having uPVC double glazed windows to the front and rear, two radiators and access to the loft. The loft is part boarded and has a ladder.

Bedroom 6

8' 3" x 20' 1" (2.51m x 6.12m)

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

Shower Room

8' 2" x 8' 5" (2.49m x 2.56m)

Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin, low level WC, radiator and ceiling spotlights.

Double Garage

17' 2" x 18' 2" (5.23m x 5.53m)

Having two up and over doors to the front, door to the side leading to the rear garden, light, power and roof storage space.

Outside Front

Having off street parking, access to the double garage, a range of plants and shrubs and pathway leading to front door entry.

Outside Rear

Includes a circular lawned area with a hedged surround, block paving, secure fencing surrounding, a range of plants, trees and shrubs. An area to the side includes raised beds for plants/vegetables, green house, shed, outside socket and heat pump system. The second side has access to the garage and a gate to the front.

Agents Note

Any interested parties please be aware there is a fee to Green Belt for the maintenance of outside areas of £260 per annum.





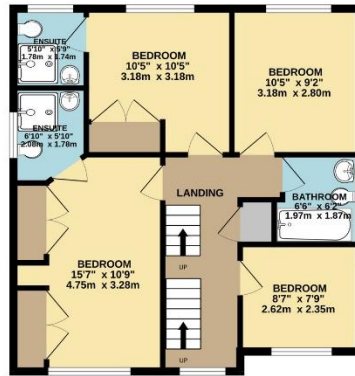


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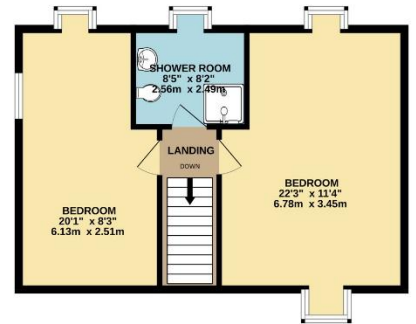
GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



FIRST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



SECOND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 2076 sq.ft. (192.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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