





FABULOUS THREE BEDROOM DETACHED HOME, STYLISHLY PRESENTED AND THE PERFECT MOVE IN READY PROPERTY WITHIN DN3. This stunning house offers beautifully presented spacious rooms which should be viewed to be fully appreciated. Positioned on a recent development in Armthorpe with excellent access to the M18 within a mile, this one should be top of your list to view. The property benefits from high quality fixtures/fittings and briefly comprises of entrance hallway, WC, lounge/dining area, open access to the breakfast kitchen, stairs to the first floor landing, master bedroom with en-suite shower room, two further bedrooms, bathroom, front garden, driveway, single garage and rear enclosed garden. **CALL TODAY TO VIEW THIS LOVELY HOUSE.**

ENTRANCE HALL

7' 7" x 10' 4" (2.32m x 3.16m) This beautiful house is accessed via the front facing double glazed frosted door to the entrance hallway, stairs to the first floor with storage cupboard beneath, door to the WC, radiator, spotlights, laminate flooring and door to the lounge.

WC

7' 6" x 3' 1" (2.29m x 0.94m) Benefitting from a low flush WC, wash hand basin within a vanity unit, partially tiled walls, laminate flooring, spotlights, heated towel radiator and side facing double glazed frosted window.

LOUNGE/DINER

11' 5" x 24' 4" (3.48m x 7.42m) Fabulous open plan reception space with open access to the kitchen as well providing perfect family open plan living, front facing double glazed window, rear bi-folding double glazed doors to the garden and two radiators.

BREAKFAST KITCHEN

7' 6" x 10' 0" (2.29m x 3.05m) Superb modern fitted kitchen with a range of fitted cabinetry, work surfaces with matching splash backs incorporating a single and half bowl sink with drainer, four ring electric hob with extractor fan above, electric oven, integrated microwave, wine cooler, integrated fridge/freezer, spotlights, breakfast bar, radiator and rear facing double glazed window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

13' 10" x 3' 10" (4.22m x 1.18m) Providing access to all bedrooms/bathroom, radiator, loft access point and side facing double glazed window.



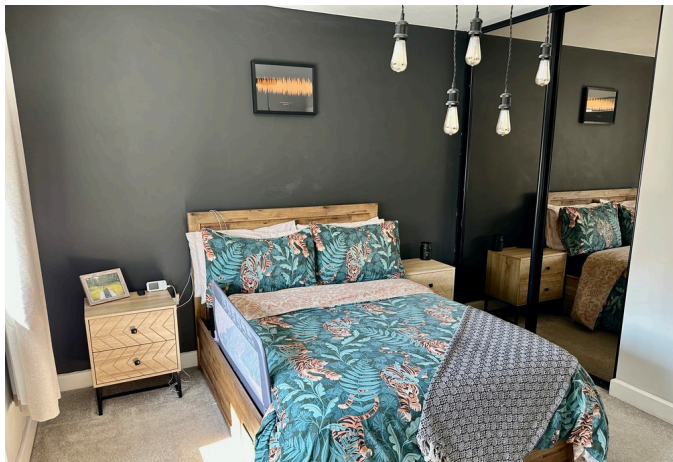
BEDROOM

11' 6" x 10' 7" (3.51m x 3.24m) Stunning master bedroom with door to the en-suite shower room, fitted sliding wardrobes and a radiator.

ENSUITE

7' 7" x 3' 11" (2.32m x 1.20m) Immaculately presented shower room with low flush WC, wash hand basin within a vanity unit, heated towel radiator, shower cubicle with dual shower head, spotlights, extractor fan, tiled flooring, tiled







walls and rear facing double glazed frosted window.

BEDROOM

9' 2" x 9' 2" (2.80m x 2.80m) Further spacious double bedroom with more fitted sliding wardrobes, radiator and front facing double glazed window.

BEDROOM

6' 5" x 9' 1" (1.96m x 2.79m) Third single bedroom currently utilised as a dressing room with storage cupboard above the stairs, front facing double glazed window and a radiator.

BATHROOM

7' 6" x 6' 2" (2.31m x 1.88m) Beautiful bathroom comprising of a wash hand basin within a vanity unit, low flush WC, bath with a glass shower screen mounted above, shower unit is wall mounted, tiled walls, tiled flooring, heated towel radiator, spotlights, extractor fan and side facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Small lawned front garden with bushes, open access to the driveway providing off street parking for two cars and side access gate to the rear garden.

GARAGE

Single garage benefits from power points and lighting.

REAR GARDEN

Fence enclosed rear garden with raised decking, lower lawn central area, raised sleeper beds, paved patio, side gate to the driveway and side door to the garage.

NOTES

FREEHOLD PROPERTY

CONSTRUCTION DATE: 2022

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

INSTALLATION: JANUARY 2022

ELECTRICS INSTALLATION: JANUARY 2022

COUNCIL TAX BAND: C

GAS METER LOCATION: EXTERNAL WALL

ELECTRIC METER LOCATION: EXTERNAL WALL

WATER METER: BENEATH KITCHEN SINK

SERVICES: MAINS

SITE MAINTENANCE COSTS: £192 PER ANNUM

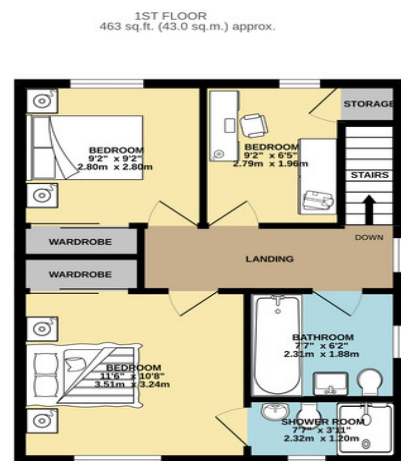
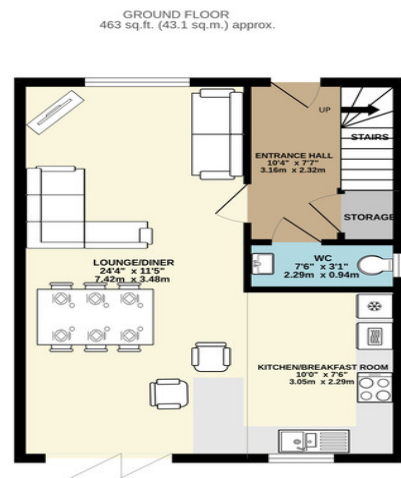
NHBC GUARANTEE STILL VALID

ALARM SYSTEM INCLUDED

EPC RATING: B

LOFT SPACE: NOT BOARDED AND NO LADDER





TOTAL FLOOR AREA : 927 sq.ft. (86.1 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



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		