



20 Hall Gardens, Rawcliffe, DN14 8TP

£320,000

EPC: C

**** NO UPWARD CHAIN **** This well presented four bedroom detached house is located in highly regarded cul-de-sac on the outskirts of the village of Rawcliffe. Offering good size accommodation the property would make a fantastic family home with a double garage, off street parking and a landscaped rear garden, this property is a must view to appreciate the accommodation and location on offer.

- Well presented detached house
- Four bedrooms (en-suite to master)
- Lounge and separate dining room
- Conservatory
- Fitted kitchen, utility room and ground floor WC
- Ideal family home
- Cul-de-sac location in highly regarded village
- Double integral garage
- Gardens to the front and rear
- No upward chain

DESCRIPTION

This well presented detached house incorporates gas central heating, uPVC double glazing, a security alarm, and solar panels and offers four bedroom family accommodation comprising;

ENTRANCE HALL

18'9" x 6'4"

Entrance door. Stair way leading to the first floor, Under stairs storage cupboard. Coving to the ceiling. One central heating radiator.

W.C.

6'7" x 2'4"

A corner wash hand basin and low flush WC. One central heating radiator.

LOUNGE

11'1" x 14'7"

A box bay window to the front elevation. A timber fire surround with a decorative tiled insert and marble hearth housing a cast iron gas fire. Coving to the ceiling. Two central heating radiators. Double timber doors lead into the dining room.

DINING ROOM

9'2" x 11'1"

uPVC French doors lead into the conservatory. Coving to the ceiling. One central heating radiator.

CONSERVATORY

9'4" x 9'6"

A brick base/uPVC framed conservatory with uPVC French doors into the rear garden. One central heating radiator.

KITCHEN

8'10" x 11'2"

A range of fitted base and wall units having timber effect shaker style laminated fronts with laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink, a four ring ceramic hob with and electric oven under and a concealed cooker hood over. Plumbing for a dishwasher. One central heating radiator.

UTILITY ROOM

6'3" x 5'9"

Part glazed door provides access into the rear garden. Fitted base and wall units with laminated worktops and tiled surrounds housing a stainless steel single drainer sink. Plumbing for an automatic washing machine. One central heating radiator.

LANDING

6'1" x 9'10"

Loft access. Airing cupboard housing the hot water cylinder. One central heating radiator.

BEDROOM ONE

14'2" x 14'7" max.

To the front elevation. Fitted recessed wardrobes. One central heating radiator.

EN-SUITE SHOWER ROOM

6'3" x 6'6"

A white suite comprising a shower cubicle with a mains fed shower, a wash hand basin and low flush WC. Tiled walls and floor. Chrome heated towel rail.

BEDROOM TWO

11'2" x 9'10"

To the rear elevation. One central heating radiator.

BEDROOM THREE

12'9" x 8'11" max.

To the front elevation. One central heating radiator.

BEDROOM FOUR

9'1" x 8'7" max.

To the rear elevation. One central heating radiator.

BATHROOM

5'10" x 6'10"

A white suite comprising a panelled bath, a wash hand basin and a low flush WC. Walls tiled to half height. One central heating radiator.

DOUBLE GARAGE

18'7" x 17'1"

A double brick built integral garage with two separate metal up and over vehicular doors. Wall mounted gas central heating boiler. Light and power. Internal door into the kitchen.

GARDENS

To the front of the property there is a lawned garden and a double width driveway providing off street parking and access to the garage. To the side of the garage there is a timber gate which provides access into the rear garden.

To the rear of the property there is a fully enclosed landscaped garden which is laid to lawn with gravelled areas and a fish pond. Block paved seating area and a further timber decked seating area.

SOLAR PANELS

The property benefits from solar panels to the rear elevation of the roof, which are leased through 'A Shade Greener'.

Ground Floor
Approx. 89.8 sq. metres (966.3 sq. feet)



First Floor
Approx. 57.1 sq. metres (614.5 sq. feet)



Total area: approx. 146.9 sq. metres (1580.9 sq. feet)





