





SUPERBLY PRESENTED PROPERTY WITH REAR EXTENSION TO CREATE A BEAUTIFUL STYLISH HOME WITH FOUR BEDROOMS AND TWO BATHROOMS. You will be disappointed if you miss out on this opportunity to purchase a move in ready spacious house in the heart of Armthorpe, offering exceptional space, fixtures and fittings. Only via an internal inspection will you fully appreciate this house in DN3 that briefly comprises of entrance into the lounge, rear family reception room, open plan kitchen/dining area, utility room, WC, conservatory, stairs to the first floor landing, master bedroom with en-suite bathroom, extended bedroom with dressing area, two further spacious bedrooms, family bathroom with three piece suite, lovely front/rear gardens, secure off street parking accessed via double gates and sheds included. FABULOUS AND NOW AT A GUIDE PRICE OF £230,000 TO £250,000.

ENTRANCE

The property is accessed via the front facing double glazed frosted door to the lounge.

LOUNGE

14' 5" x 16' 1" (4.41m x 4.92m) The lovely lounge space benefits from rear facing double internal doors to the family room at the rear, open access to the stairs, open access to the kitchen, front facing double glazed bow window, dado rail, coving, laminate flooring, coal effect gas fire and feature decorative surround.

FAMILY ROOM

12' 2" x 9' 8" (3.72m x 2.97m) Versatile room with two rear facing double glazed windows, rear facing double glazed French doors to the garden patio, radiator and laminate flooring.

KITCHEN

10' 6" x 16' 1" (3.21m x 4.91m) Superb kitchen that is attractive in presentation with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a Belfast style sink, space for a freestanding five ring gas hob with electric oven, extractor fan above, integrated fridge, integrated fridge/freezer, radiator, laminate flooring, front facing double glazed bow window, partially tiled walls, coving to the ceiling and open access to the dining area from the kitchen.

DINING AREA

10' 7" x 9' 8" (3.23m x 2.97m) Accessed from the kitchen with open access to the utility room at the side, rear facing double glazed French doors to the conservatory, coving, laminate flooring and a radiator.



CONSERVATORY

10' 4" x 10' 7" (3.15m x 3.25m) Overlooking the garden via the side/rear facing double glazed windows, side facing double glazed window, rear facing double glazed French doors and laminate flooring.

UTILITY ROOM

5' 3" x 6' 1" (1.62m x 1.87m) Useful extra utility space with work surface above plumbing for a washing machine, space for a tumble dryer, rear facing double glazed window, radiator and door to the WC.







WC

5' 4" x 3' 1" (1.63m x 0.94m) Benefitting from a low flush WC, wash hand basin, tiled flooring, radiator and front facing double glazed frosted window.

STAIRS

Leading from the living space to the first floor landing.

LANDING

9' 6" x 3' 9" (2.91m x 1.15m min) Providing access to all bedrooms/bathroom, coving and loft access point.



MASTER BEDROOM

14' 3" x 9' 8" (4.35m x 2.97m) Beautiful large double bedroom with door to the en-suite bathroom, rear facing double glazed window and a radiator.

EN-SUITE BATHROOM

6' 2" x 9' 7" (1.90m x 2.94m) Fantastic spacious en-suite with low flush WC, wash hand basin in feature vanity unit, P-shaped bath with glass shower screen, shower unit, partially tiled walls, coving, radiator, spotlights and rear facing double glazed frosted window.

EXTENDED BEDROOM & DRESSING AREA

7' 9" x 9' 8" (2.38m x 2.97m) & (2.47m x 2.44m) Lovely spacious bedroom which accommodates bedroom and dressing area space, with rear facing double glazed window and radiator.

BEDROOM

10' 7" x 9' 2" (3.23m x 2.81m) Further double bedroom to the front of the house with built in storage cupboard, radiator, coving and front facing double glazed window.



BEDROOM

11' 3" x 7' 6" (3.43m x 2.31m) Single bedroom to the front of the house with built in storage cupboard, radiator, coving and front facing double glazed window.

BATHROOM

7' 1" x 6' 4" (2.17m x 1.95m) Nicely presented bathroom with high flush WC, wash hand basin, bath, partially tiled walls, coving, radiator, spotlights and side facing double glazed frosted window.

FRONT GARDEN

Mainly laid to lawn with mature tree, bushes to the side front wall enclosure with front access gate leading to the path and further side access via a gate.

REAR GARDEN & PARKING

The rear garden provides off street parking on a concrete driveway accessed via side facing double gates, further fence enclosure provides privacy with a central lawn, paved patio, hedge to the rear and two sheds included.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

EPC: TBC

HEATING SYSTEM: GAS FIRED CENTRAL

HEATING SYSTEM

BOILER INSTALLATION DATE: TBC

LAST SERVICE: TBC

SERVICES: MAINS

GAS METER LOCATION: TBC

ELECTRIC METER LOCATION: TBC

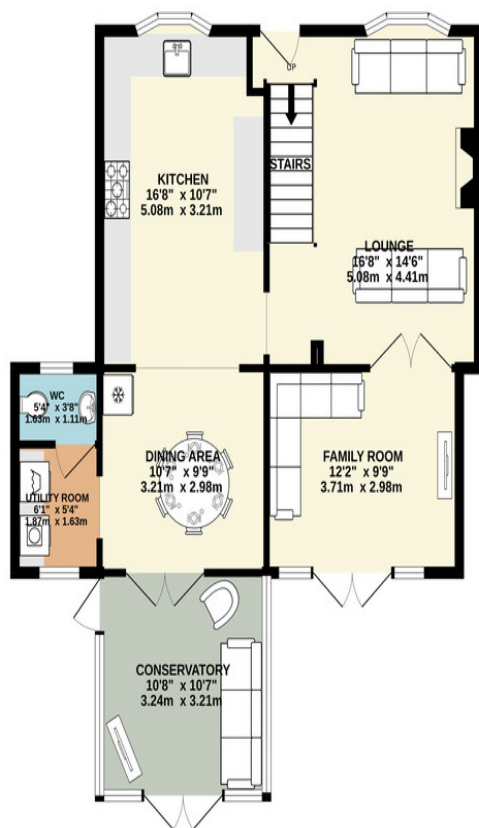
WATER METER LOCATION: TBC

LOFT: ACCESS ON LANDING

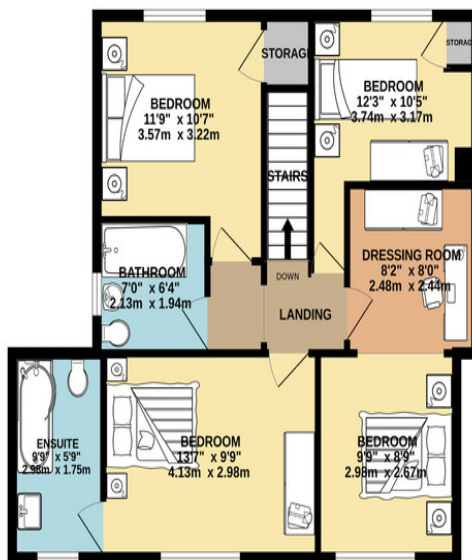
LOFT SPACE CONTENT: TBC

ELECTRICS CHECKED: TBC

GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1429 sq.ft. (132.8 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		