





ABSOLUTELY STUNNING HOME WITH REAR EXTENSION CREATING A SUPERB OPEN PLAN LIVING/KITCHEN/DINER AND AN INTERNAL INSPECTION IS ESSENTIAL. This beautiful semi-detached house has been altered and much improved to provide the perfect family home in a sought after DN3 village location. An early viewing is recommended and the property in brief comprises of entrance hallway, lounge, kitchen/diner, extended living/dining area, utility room, WC, stairs to the first floor landing, three lovely spacious bedrooms, bathroom, off street parking on the driveway, single garage, enclosed rear garden. WONDERFUL FAMILY HOUSE.

ENTRANCE HALL

4' 7" x 4' 3" (1.41m x 1.30m) This delightful family property is accessed via the front facing double glazed frosted door to the hallway, radiator, coving, stairs to the first floor, door to the living room and to the kitchen.

LOUNGE

16' 10" x 11' 8" (5.15m x 3.58m) Fantastic cosy room with front facing double glazed window, radiator, coving, grey modern radiator and vertical radiator.

KITCHEN/BREAKFAST ROOM

11' 11" x 16' 9" (3.64m x 5.13m) The WOW factor of the property is the open plan kitchen/breakfast area which benefits from open access into the extended living/dining area at the rear, a range of fitted cabinetry with work surfaces incorporating a single bowl sink with drainer unit, five ring gas hob with extractor hood above, electric double oven, integrated dishwasher, space for a fridge/freezer, central storage island/breakfast bar, radiator, spotlights, front facing double glazed bay window, side facing double glazed window and storage cupboard beneath the stairs.

EXTENDED LIVING/DINING AREA

20' 6" x 9' 1" (6.27m x 2.78m) Superb additional reception space with versatile use, door to the utility room/WC, rear facing double glazed frosted door to the garden, further rear facing double glazed French doors, rear facing double glazed window, two velux style windows, vertical grey radiator and spotlights.

UTILITY ROOM

5' 0" x 4' 1" (1.53m x 1.25m) Great additional utility space with surface unit housing the plumbing for a washing machine, space for a tumble dryer, door to the WC and loft access point.

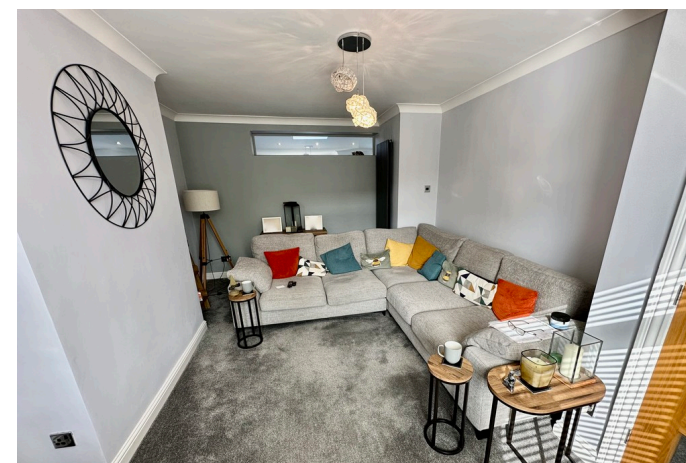


WC

4' 5" x 4' 11" (1.36m x 1.50m) Benefitting from a low flush WC, wash hand basin within a vanity unit, radiator, extractor fan and rear facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.







LANDING

9' 7" x 7' 0" (2.93m x 2.15m) Providing access to all bedrooms/bathroom, loft access point, radiator and rear facing double glazed window.

BEDROOM

9' 5" x 10' 0" (2.88m x 3.06m) Beautiful double bedroom with front facing double glazed window, radiator, fitted mirror fronted sliding wardrobes, storage cupboard above the stairs and coving to the ceiling.

BEDROOM

9' 7" x 9' 4" (2.93m x 2.87m) Bright bedroom with two front facing double glazed windows, radiator, storage cupboard above the stairs, coving and sliding mirror fronted wardrobes.

BEDROOM

8' 7" x 6' 11" (2.62m x 2.13m) Third spacious bedroom with rear facing double glazed window, radiator and coving.

BATHROOM

8' 6" x 7' 0" (2.60m x 2.15m) Superb bathroom with separate shower cubicle, dual shower head, modern grey radiator, wash hand basin within a vanity unit, low flush WC, spotlights, coving, extractor fan, decorative splash backs with granite effect and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Open access to the driveway providing off street parking, gravelled area with mixed bushes/trees, paved circle, side access to the rear garden via a gate, wall to the front of the garden, fence to the sides and access to the garage at the side of the house.

GARAGE

Single garage.

REAR GARDEN

Fence/hedge enclosed rear garden, gravel beds, slate beds, central lawn, paved patio and side access gate.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

**HEATING SYSTEM: GAS FIRED COMBINATION
CENTRAL HEATING SYSTEM**

INSTALLATION DATE: 2018

LAST SERVICE: JANUARY 2026

SERVICES: MAINS

DAMP PROOFING: COMPLETED WORKS 2015/2016





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		