





**FABULOUS OPPORTUNITY TO PURCHASE A LOVELY THREE BEDROOM FAMILY HOME IN THE HEART OF CANTLEY. This delightful house is now available with no upward chain and offers purchasers a spacious house, that briefly comprises of entrance hallway, lounge, separate dining room, kitchen, side entrance hall/utility space, stairs to the first floor landing, three spacious bedrooms, shower room, front garden, driveway and enclosed rear garden. BEAUTIFUL HOUSE IN DN4.**



**ENTRANCE HALL**

6' 1" x 12' 0" (1.87m x 3.67m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, storage beneath the stairs, coving and stairs to the first floor.

### LOUNGE

12' 9" x 11' 3" (3.89m x 3.43m) Beautiful reception room with a coal effect. gas fire, feature fire surround, coving, radiator and front facing double glazed bow window.

### DINING ROOM

9' 1" x 8' 8" (2.78m x 2.66m) Further reception space with rear facing double glazed sliding doors to the patio, radiator, coving and access from the kitchen.

### KITCHEN

9' 8" x 9' 6" (2.96m x 2.90m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, single electric oven, partially tiled splash backs, space for a fridge/freezer, rear facing double glazed window, side facing double glazed frosted door to the side entrance hallway and open access to the dining room.

### SIDE ENTRANCE HALL/UTILITY

6' 4" x 7' 8" (1.94m x 2.35m) Additional utility space with fitted units, plumbing for a washing machine, rear facing double glazed window, radiator, wood panelled ceiling, boiler unit, front and rear facing double glazed frosted door.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

6' 5" x 7' 8" (1.96m x 2.35m) Providing access to the bedrooms/shower room, loft access point, dado rail, coving and side facing double glazed window.



### BEDROOM

10' 3" x 11' 2" (3.14m x 3.42m) Double bedroom with fitted wardrobes/dressing table, front facing double glazed window, radiator and coving to the ceiling.

### BEDROOM

10' 11" x 8' 7" (3.35m x 2.64m) Further spacious double bedroom with rear facing double glazed window, radiator and coving.







### **BEDROOM**

8' 9" x 7' 11" (2.67m max x 2.42m max) L-shaped bedroom with storage cupboard above the stairs, front facing double glazed window and a radiator.

### **SHOWER ROOM**

7' 11" x 5' 8" (2.43m x 1.74m) Shower room benefits from fitted vanity storage beneath the wash hand basin, low flush WC, corner shower cubicle with electric shower unit, tiled flooring, tiled walls, heated towel radiator and rear facing double glazed frosted window.



### **FRONT GARDEN/DRIVEWAY**

Open access to the paved driveway providing off street parking, wall partial enclosure, slate beds, mature trees and bushes.

### **REAR GARDEN**

With a block paved patio, fence/wall enclosure, central lawn with paved path, further paved patio to the rear, mature trees/bushes and two sheds included.

### **NOTES:**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: A**

**HEATING SYSTEM: GAS FIRED CENTRAL HEATING**

**LAST SERVICE: 2026**

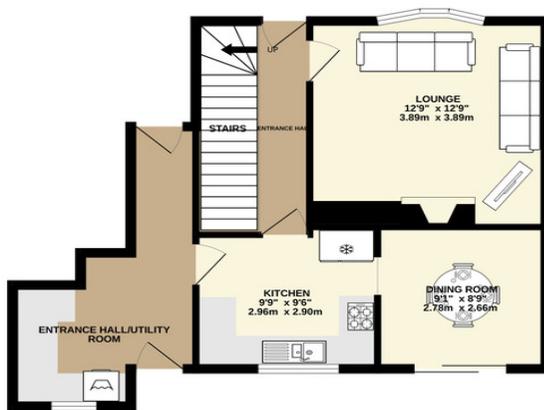
**ELECTRICS: CONSUMER UNIT CHECKED**

**JANUARY 2025**

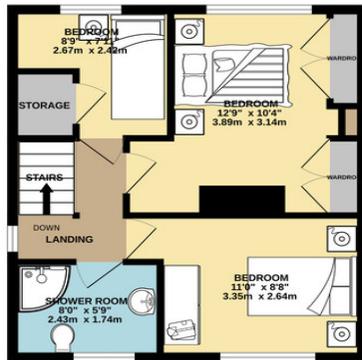
**SERVICES: MAINS**



GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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 as to their operability or efficiency can be given.