





IF YOU ARE LOOKING FOR A SPACIOUS FAMILY HOME IN ARMTHORPE, THEN YOU SHOULD VIEW THIS ONE. Extended four bedroom mid terraced property in DN3 that has been much improved over the years and should be viewed internally to be fully appreciated. The house in brief comprises of entrance porch, entrance hallway, living room, extended dining area, WC, rear entrance hallway, kitchen/diner, stairs to the first floor landing, four bedrooms, extended bathroom, stairs to loft space from one of the bedrooms, front garden, off street parking space, oversize garage with extended height and lovely large rear garden. **GREAT BUY!**



ENTRANCE PORCH

5' 2" x 3' 5" (1.58m x 1.05m) This lovely house is accessed via the side facing double glazed door to the porch, front/side facing double glazed windows and a door to the hallway.

ENTRANCE HALL

2' 10" x 4' 3" (0.88m x 1.30m) Front facing door to the porch, stairs to the first floor landing, door to the kitchen and living room.

LIVING ROOM

11' 4" x 16' 1" (3.47m x 4.91m) Fantastic reception space that opens up into the extended dining area at the rear with front facing double glazed window, radiator, coving, laminate flooring and decorative feature fireplace.

EXTENDED DINING SPACE

10' 8" x 8' 0" (3.27m x 2.44m) Lovely addition to the property with views over the rear garden via the rear facing double glazed French doors, radiator, coving and door to the rear hallway.

KITCHEN/DINER

10' 8" x 15' 8" (3.27m x 4.78m) Large open kitchen/diner with a range of fitted units at both eye and base level, work surfaces incorporating a single bowl sink with drainer, space for a freestanding cooker/gas hob, extractor hood above, space or a fridge/freezer, plumbing for a washing machine, boiler unit housed in cupboard, partially tiled splash backs, tiled flooring, front and rear facing double glazed windows.

REAR HALLWAY

2' 10" x 9' 8" (0.87m x 2.97m) Side facing double glazed door to the garden, door to WC, storage cupboard beneath the stairs and tiled flooring.

WC

2' 9" x 4' 1" (0.86m x 1.27m) Benefitting from a low flush WC, tiled flooring and side facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.



FIRST FLOOR LANDING

With rear facing double glazed window.

BEDROOM

11' 4" x 10' 4" (3.47m x 3.16m) Double bedroom to the front of the house with front facing double glazed window, storage cupboard, radiator, dado rail and coving.







BEDROOM

10' 11" x 8' 3" (3.34m x 2.53m) Further spacious bedroom with stairs to the loft space, feature fireplace, radiator and front facing double glazed window.

STAIRS TO LOFT SPACE

Open access to stairs from the bedroom.

LOFT SPACE

Benefitting from two rear facing windows and storage cupboards.



BEDROOM

8' 1" x 7' 5" (2.48m x 2.27m) Overlooking the rear garden via the rear facing double glazed window, radiator, coving and one wood panelled wall.

BEDROOM

7' 5" x 14' 6" (2.27m x 4.42m) Extended bedroom with rear facing double glazed window, radiator, dado rail and coving.

BATHROOM

6' 2" x 7' 10" (1.88m x 2.41m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with bi-folding shower screen, electric shower unit, partially tiled walls, radiator, storage cupboard, coving, spotlights, side facing double glazed frosted window and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Mature front garden with a mixture of trees and shrubs, concrete parking space accessed via double gates and shared path to the front door.



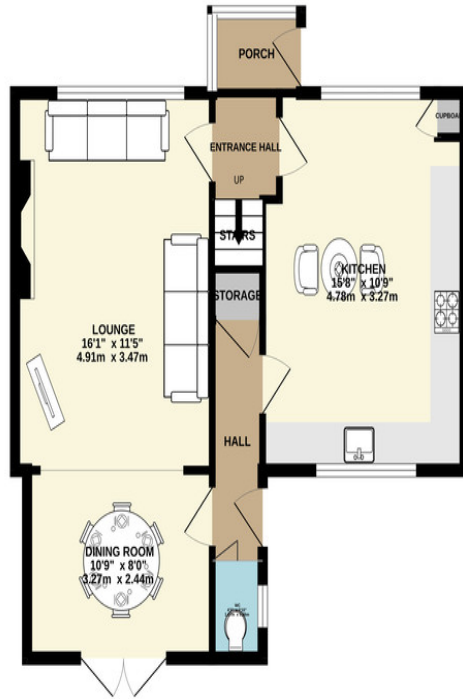
REAR GARDEN

Large garden with central lawn, paved path/patio, fence enclosure and side access gate to the ginnel.

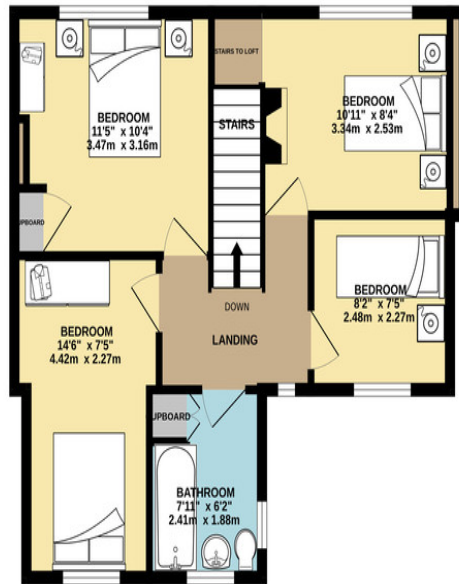
GARAGE

Oversize garage with extended height.

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		