



2 Robinsons Grove, Hibaldstow

£235,000 Freehold

A MODERN DETACHED FAMILY HOME • NO UPWARD CHAIN • MODERN FITTED KITCHEN & UTILITY ROOM • 2 RECEPTION ROOMS • 4 BEDROOMS WITH A MASTER EN-SUITE • MAIN FAMILY BATHROOM • FRONT DRIVEWAY & GARAGING • ENCLOSED REAR GARDEN • VIEWING COMES HIGHLY RECOMMENDED

No upward chain. Modern 4-bed detached home with en-suite, 2 receptions, kitchen, utility, garage, EV charging, gardens, parking. Well presented. Viewing recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A MODERN DETACHED FAMILY HOME
- NO UPWARD CHAIN
- MODERN FITTED KITCHEN & UTILITY ROOM
- 2 RECEPTION ROOMS
- 4 BEDROOMS WITH A MASTER EN-SUITE
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Entrance Hallway

4' 8" x 4' 1" (1.42m x 1.25m)

Front uPVC double glazed entrance door with patterned leaded glazing and adjoining side light, straight flight staircase leads to the first floor accommodation with grab rail, wall to ceiling coving, wall mounted Hive thermostatic control for the central heating and doors to;

Front Lounge

13' 6" x 13' 7" (4.11m x 4.15m)

Plus projecting front uPVC double glazed square bay window, laminate flooring, handsome live flame gas fire with marbled backing hearth and decorative surround and projecting mantel, dado railing, wall to ceiling coving and door leads through to;

Dining Room

10' 4" x 9' 0" (3.15m x 2.74m)

Rear uPVC double glazed sliding patio doors leading out to the garden, laminate flooring, dado railing, wall to ceiling coving and doors through to;





Stylish Fitted Kitchen

10' 4" x 9' 2" (3.15m x 2.80m)

Rear uPVC double glazed window with tiled sill.

The kitchen enjoys an extensive range of modern fitted gloss white handleless furniture with integral dishwasher and fridge, complementary worktop with matching uprising incorporates a one a half bowl sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with double oven beneath and overhead canopied extractor, large under the stairs storage cupboard, personal door through to the garage and doors through to;

Utility Room

5' 9" x 6' 6" (1.76m x 1.98m)

Rear uPVC double glazed window, side uPVC double glazed entrance door with patterned glazing, matching base units to the kitchen with a worktop above and plumbing for an automatic washing machine, tiled flooring, wall mounted Worcester gas fired condensing central heating boiler, wall to ceiling coving and doors through to;





Cloakroom

3' 8" x 4' 4" (1.12m x 1.32m)

Side uPVC double glazed window with inset patterned glazing, two piece suite comprising a low flush WC, wall mounted wash hand basin and tiled flooring.

First Floor Central Landing

Built-in airing cupboard with shelving, wall to ceiling coving, loft access and doors to;

Master Bedroom 1

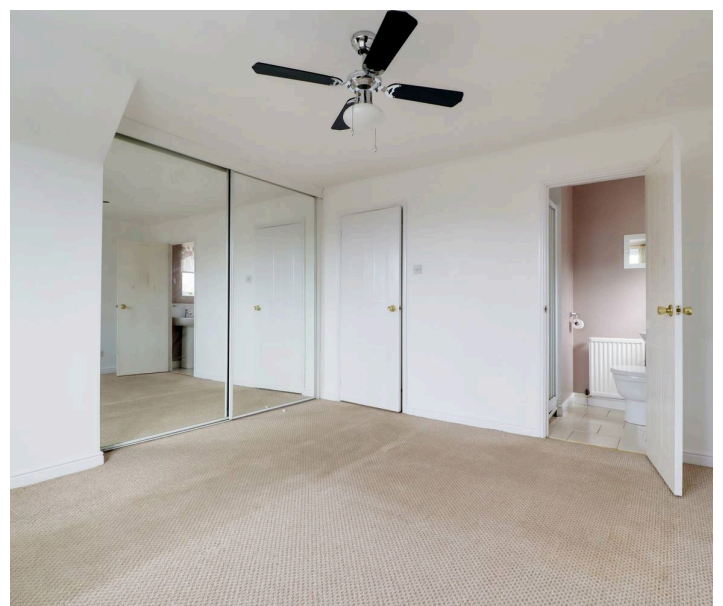
13' 7" x 12' 10" (4.15m x 3.90m)

Having front uPVC double glazed window, bank of wardrobes to one wall with mirrored fronts and doors through to;

En-Suite Shower Room

4' 2" x 4' 7" (1.27m x 1.40m)

Side uPVC double glazed window with patterned glazing providing a modern suite in white comprising a low flush WC, pedestal wash hand basin, shower cubicle with mains shower and glazed screen and tiled flooring.





Front Double Bedroom 2

8' 2" x 10' 9" (2.50m x 3.27m)

Front uPVC double glazed window and wall to ceiling coving.

Rear Bedroom 3

8' 2" x 8' 2" (2.50m x 2.50m)

Rear uPVC double glazed window and wall to ceiling coving.

Rear Bedroom 4

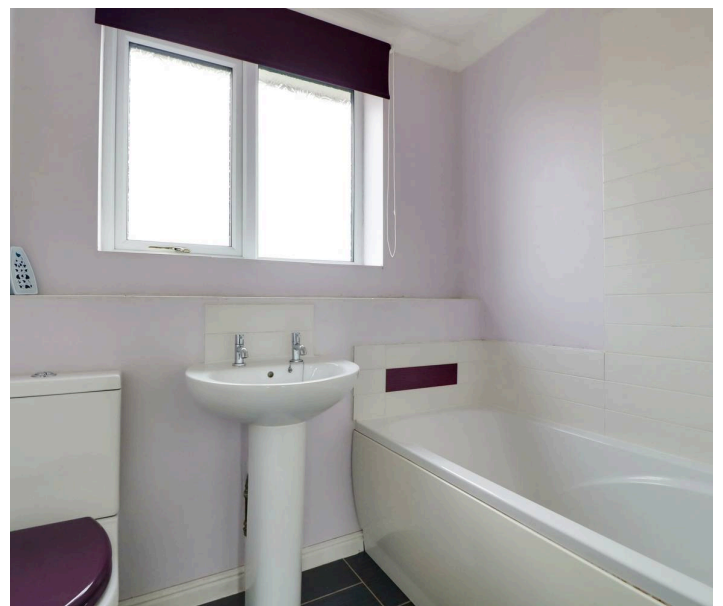
9' 7" x 8' 2" (2.92m x 2.48m)

Rear uPVC double glazed window.

Family Bathroom

6' 11" x 6' 1" (2.11m x 1.85m)

Rear uPVC double glazed window with patterned glazing, modern suite in white comprising a low flush WC, panelled bath with tiled surround and tiled flooring.





Grounds

The property occupies from a prominent corner plot having pebbled front and side garden with a block paved driveway allowing ample parking and provides access to the garage. Gated access to the side leads to a closed rear garden with front walled boundaries being principally lawned with adjoining borders and flagged seating area housing a substantial timber store shed.

Garage

8' 6" x 16' 3" (2.60m x 4.95m)

The property benefits from an integral single garage with electric remote operated roller front door, personal door through to the kitchen and internal power and lighting.

Double Garage

Full uPVC double glazed windows and doors.

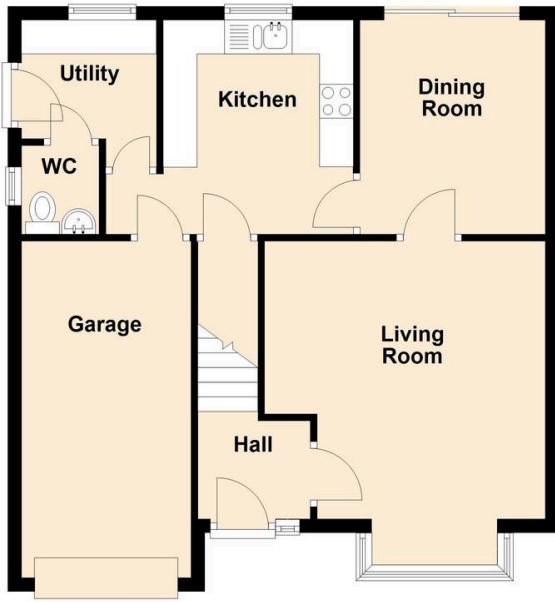
Central Heating

Gas fired central heating system to radiators.



Ground Floor

Approx. 60.4 sq. metres (650.4 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



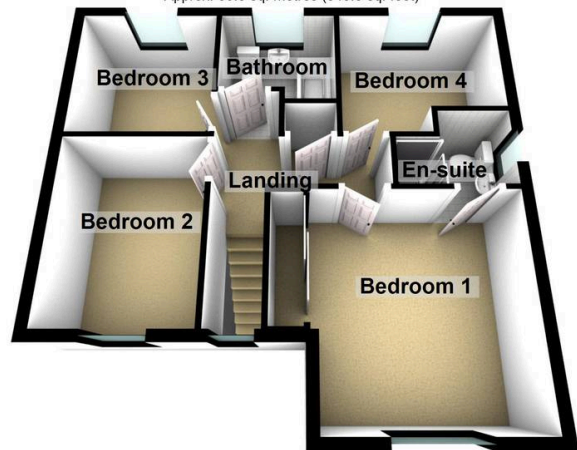
Ground Floor

Approx. 60.4 sq. metres (650.4 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



Total area: approx. 110.9 sq. metres (1193.9 sq. feet)

You can include any text here. The text can be modified upon generating your brochure