





SIMPLY BEAUTIFUL LOCATION WITH OPEN FIELD VIEWS TO THE FRONT AND POSITIONED OVERLOOKING THE CANAL TO THE REAR. This delightful detached house in a much sought after location within DN7 offers a family spacious living accommodation throughout, which is immaculately presented and an early inspection is highly recommended. The rural setting offers both peace and quiet, with the bonus of having a mooring to the rear and great potential for boat owners. The property briefly comprises of entrance hallway, lounge with log burner, family/playroom, WC, open plan living/kitchen/diner with French doors to the garden, utility room, stairs to the first floor landing, master bedroom with en-suite shower room, four further spacious bedrooms, family bathroom with separate shower, front garden/off street parking, rear enclosed garden with two storage buildings, small jetty and **SUPERB VIEWS TO ENJOY.**



ENTRANCE HALL

6' 8" x 15' 4" (2.04m x 4.69m) Lovely entrance area with front facing door leading to the generous hallway, radiator, storage cupboard, further storage cupboard beneath the stairs and stairs to the landing.

LOUNGE

14' 0" x 13' 0" (4.27m x 3.97m) Beautiful spacious lounge with corner feature log burner, front facing double glazed sash window and a radiator.

FAMILY ROOM/PLAY ROOM

10' 10" x 6' 2" (3.31m x 1.88m) Versatile room with front facing double glazed sash window and a radiator.

WC

6' 8" x 3' 1" (2.05m x 0.94m) Benefitting from a low flush WC, wash hand basin within a vanity unit, heated towel radiator, spotlights, partially tiled splash back and an extractor fan.

LIVING KITCHEN/DINER

28' 2" x 13' 2" (8.59m x 4.02m) Fantastic family space ideal for living/dining with fabulous open access to the kitchen creating a great entertainment space with rear facing double glazed French doors to the garden, two rear facing double glazed sash windows, door to the utility room, modern fitted kitchen cabinetry, work surfaces incorporating a single bowl sink, range style cooker, extractor hood above, integrated dishwasher, space for an American style fridge/freezer, laminate flooring and two radiators.

UTILITY ROOM

6' 7" x 6' 1" (2.03m x 1.86m) Additional useful utility space with further work surface incorporating another single sink, plumbing for a washing machine, space for a tumble dryer,



radiator, spotlights, side facing double glazed frosted door and window.

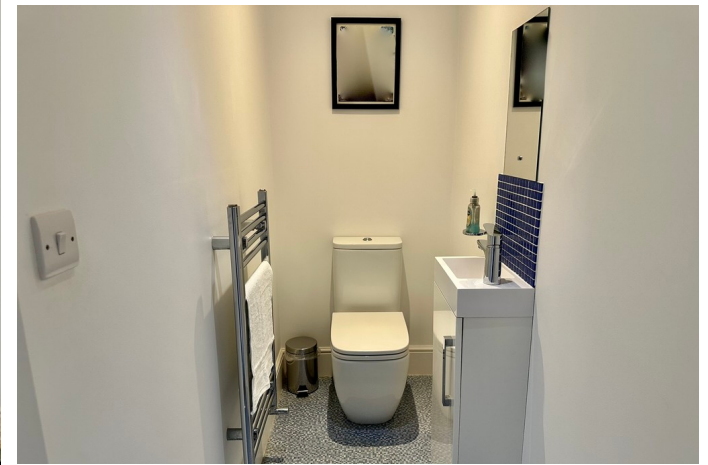
STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

23' 9" x 6' 9" (7.26m x 2.07m) Providing access to all bedrooms/bathroom and storage/airing cupboard.







BEDROOM

10' 8" x 13' 3" (3.27m x 4.05m) Superb views from this bedroom via the rear facing double glazed sash window, door to the en-suite shower room and a radiator.

ENSUITE

2' 11" x 13' 4" (0.91m x 4.08m) Nicely presented shower room with shower cubicle, wash hand basin within a vanity unit, low flush WC, heated towel radiator, partially tiled walls, spotlights and extractor fan.

BEDROOM

11' 1" x 13' 1" (3.38m x 4.01m) Spacious double bedroom with front facing double glazed sash window and a radiator.

BEDROOM

11' 1" x 13' 3" (3.39m x 4.04m) Further lovely double bedroom with canal view via the rear facing double glazed sash window and a radiator.

BEDROOM

11' 8" x 6' 1" (3.56m x 1.86m) Single bedroom with field views via the front facing double glazed sash window and a radiator.

BEDROOM/STUDY

11' 8" x 6' 1" (3.56m x 1.86m) Single bedroom/study with field views via the front facing double glazed sash window and a radiator.

BATHROOM

9' 3" x 9' 1" (2.82m x 2.78m) Fantastic spacious bathroom with separate corner shower cubicle, partially tiled walls, bath, low flush WC, wash hand basin within a vanity unit, spotlights, heated towel radiator, extractor fan and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Small lawned area with fencing to the sides, wall to the front with double gates leading to the off street parking gravelled area and steps up to the front door.

REAR GARDEN

Benefitting from two storage outbuildings, one has power/lighting, paved patio, central lawn, two external power points, small jetty to the water and potential to moor a boat.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: E

PROPERTY CONSTRUCTED: 2013

HEATING SYSTEM: LPG CENTRAL HEATING COMBINATION BOILER

INSTALLATION: 2013

LAST SERVICE: 2024 & TEST PLANNED

NO GAS SUPPLY TO THE PROPERTY

NOT ON MAINS DRAINS & CURRENTLY UTILISE A DIGESTER SEWAGE TREATMENT PLANT

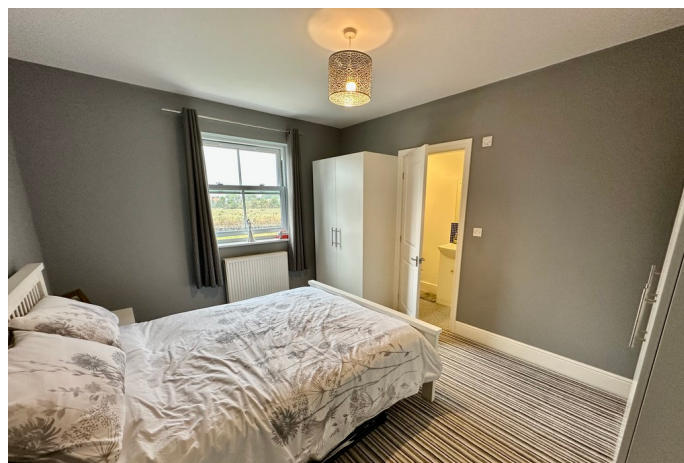
WATER BILLS ARE LOWER DUE TO THE ABOVE ELECTRIC METER LOCATION: SIDE OF THE HOUSE

WATER METER LOCATION: FRONT PAVEMENT

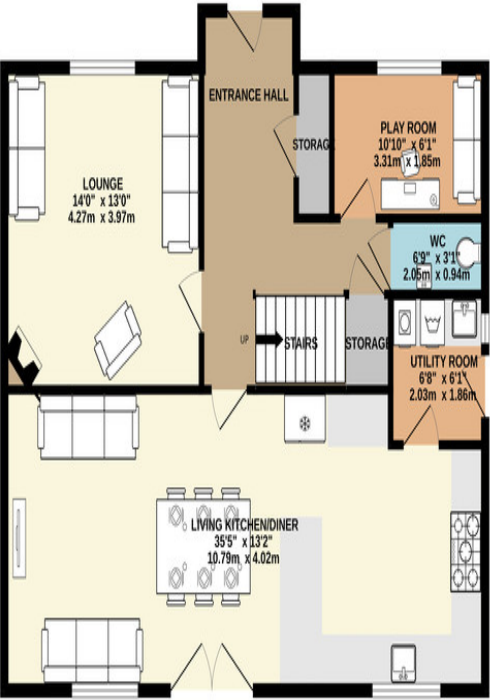
GARDEN FACES: WEST

ALARM SYSTEM INCLUDED

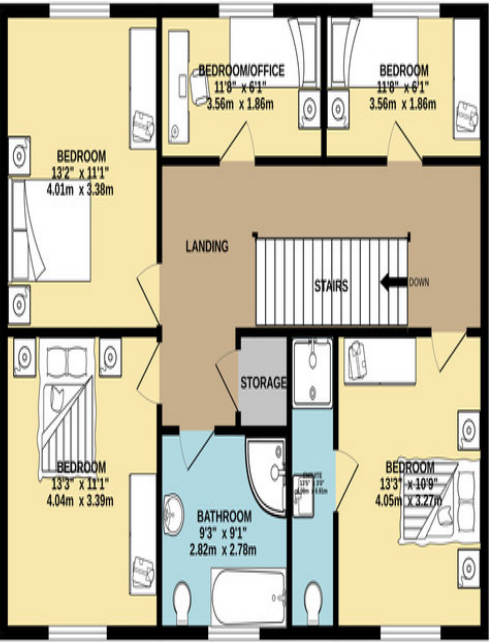
LOFT SPACE: NOT BOARDED, POWER/LIGHTING AND DROP DOWN LADDER.



GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 1735 sq.ft. (161.2 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		
55-68	D	65 D	68 D
39-54	E		
21-38	F		