





**WONDERFUL THREE
BEDROOM DETACHED
HOUSE IN A PEACEFUL
LOCATION, TUCKED AWAY
IN A SMALL CUL DE SAC
WITHIN KIRK SANDALL.**

**This beautiful home is
pleasantly presented
throughout and briefly
comprises of entrance hallway,
lounge, kitchen/diner,
conservatory, stairs to the first
floor landing, three lovely
bedrooms, bathroom, front
garden, driveway and rear
garden. SOUGHT AFTER DN3
LOCATION.**



ENTRANCE HALL

3' 1" x 6' 6" (0.96m x 2.00m) The property is accessed via the front facing double glazed frosted door to the hallway, radiator, storage cupboard, side facing double glazed window, stairs to the first floor and internal door to the lounge.

LOUNGE

16' 0" x 10' 0" (4.88m x 3.07m min & 4.11m max) L-shaped reception room with front facing double glazed window, pebble effect feature fire but gas connection has been capped off, dado rail, radiator and access to the kitchen/diner.

KITCHEN/DINER

9' 3" x 13' 6" (2.82m x 4.12m) Beautiful kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring NEFF induction hob, partially tiled splash backs, single electric NEFF oven, integrated slimline dishwasher, space for a fridge/freezer, space for a wine cooler, plumbing for a washing machine, radiator, rear facing double glazed window and door to the conservatory.

CONSERVATORY

12' 10" x 8' 9" (3.92m x 2.67m) Fantastic additional living space overlooking the garden with side/rear facing double glazed windows, radiator and rear facing double glazed French doors to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

5' 8" x 8' 5" (1.74m x 2.58m) Providing access to all bedrooms/bathroom, side facing double glazed window, loft access point and a drop down ladder.



BEDROOM

8' 0" x 11' 3" (2.45m x 3.45m) Spacious double bedroom with rear facing double glazed window, radiator, coving to the ceiling and fitted wardrobes.

BEDROOM

7' 6" x 12' 0" (2.29m x 3.66m) Positioned at the front of the house another lovely bedroom with front facing double glazed window and a radiator.







BEDROOM

5' 9" x 6' 6" (1.76m x 2.00m) The smallest bedroom is currently utilised as an office with front facing double glazed window, radiator and storage cupboard holding the boiler unit.

BATHROOM

5' 1" x 7' 9" (1.56m x 2.38m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with bi-folding shower screen, dual shower head, heated towel radiator, mirrored storage cabinet, spotlights, decorative wall panelling and rear facing double glazed frosted window.



FRONT GARDEN/DRIVEWAY

Paved front garden/driveway, providing off street parking and side access to the rear garden via a gate.

REAR GARDEN

Paved patio area with surrounding slate beds, fence enclosed with side gate and a shed for storage.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

BOILER INSTALLATION DATE: UNKNOWN

LAST SERVICE: AUTUMN 2025 AND DUE AGAIN SOON

RECENT ALTERATIONS: CONSERVATORY ADDED IN 2017 & WINDOWS/DOORS ALSO REPLACED IN 2017 WITH 10 YEAR GUARANTEE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		