- Sought-after village location of Hibaldstow
- Exclusive private road with just three properties
- 3 bedrooms
- Lounge, dining room and sun room
- Garden room/games room plus outdoor office
- EV charging point & solar panels
- Electric gated entrance with ample parking
- Chain free!

Old Paddock Close, Hibaldstow, DN20 9QL,
£465,000

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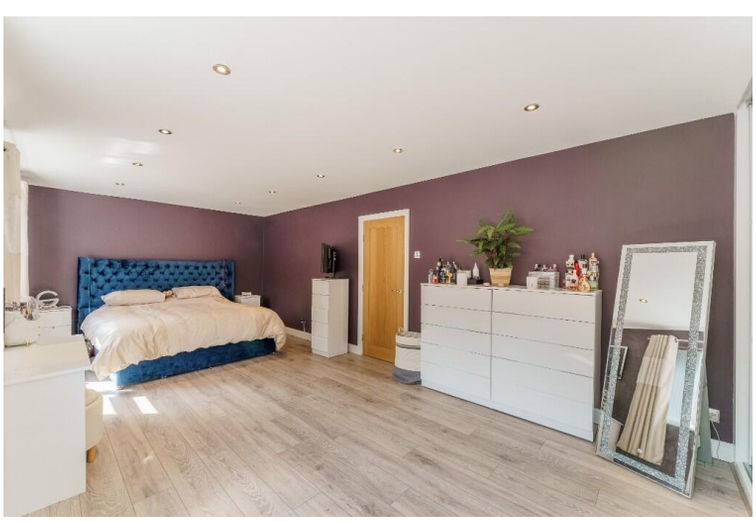
Offered for sale with no onward chain, this truly exceptional detached bungalow occupies an enviable position on an exclusive private road serving just three properties. Nestled within the highly sought after village of Hibaldstow, on Old Paddock Close, this unique home presents a rare opportunity for buyers seeking privacy, space, and a touch of individuality. Accessed via electric gates, the property immediately impresses with its sense of security and exclusivity, offering ample off street parking for multiple vehicles, complete with an EV charging point. To the rear, a beautifully maintained and generously sized garden provides a private haven, enjoying a non-overlooked aspect to the rear. Within the grounds sits a versatile garden room/games room, ideal for a variety of uses including entertaining, home working, or leisure. The former garage has been thoughtfully converted into a substantial two storey office space, offering further flexible accommodation perfectly suited to modern lifestyles. Internally, the accommodation property is immaculately presented throughout, briefly comprising of a lounge featuring a contemporary media wall, a separate dining room opening into a bright sun room/family space with views over the rear garden, a kitchen with breakfast bar, and an adjoining utility room. There are three bedrooms, a modern family shower room, and the added convenience of a separate WC. The home further benefits from owned solar panels, enhancing both efficiency and sustainability. This outstanding home truly must be viewed internally to be fully appreciated. Early inspection is highly recommended to avoid disappointment, contact us today to arrange your viewing! Freehold. Council tax band: E



Hallway
Having composite front entrance door, two radiators, three storage cupboards, coved ceiling and loft access.

Lounge
13' 2" x 18' 5" (4.01m x 5.61m)
Having uPVC double glazed window to the front aspect, one radiator, one vertical radiator, cover ceiling and feature media wall with storage and fire inset.

Dining Room
9' 7" x 11' 1" (2.92m x 3.38m)
Having radiator, coved ceiling and opening into sun room/family room.

Sun Room/Family Room
21' 5" x 10' 3" (6.52m x 3.12m)
Having folding doors opening onto the rear garden, two radiators and ceiling spotlights.

Kitchen
14' 6" x 11' 1" (4.42m x 3.38m)
Having uPVC double glazed window to the rear aspect, vertical radiator, ceiling spotlights, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and breakfast bar.

Utility Room
8' 1" x 9' 4" (2.46m x 2.84m)
Having uPVC double glazed windows to the rear and side aspects, door to the side aspect, ceiling spotlights, a range of wall and base units with wood surfaces over, inset sink and drainer unit and space/plumbing for white goods.

Master Bedroom
23' 5" x 11' 3" (7.13m x 3.43m)
Having two uPVC double glazed windows to the front aspect, two radiators, ceiling spotlights and fitted wardrobes.

Bedroom 2
10' 5" x 11' 3" (3.17m x 3.43m)
Having uPVC double glazed window to the side aspect, radiator, coved ceiling and fitted wardrobes.

Bedroom 3
8' 1" x 9' 4" (2.46m x 2.84m)
Having uPVC double glazed window to the side aspect, radiator and coved ceiling.

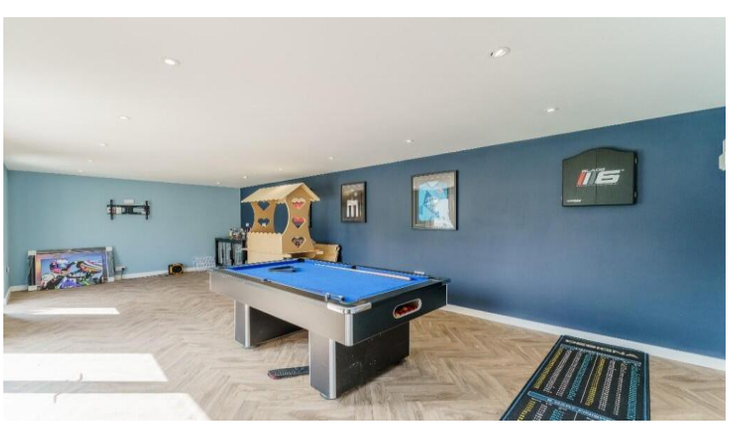
Shower Room
8' 1" x 7' 5" (2.46m x 2.26m)
Having uPVC double glazed window to the side aspect, shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin set in vanity unit, WC, heated towel rail and ceiling spotlights.

WC
5' 2" x 2' 5" (1.57m x 0.74m)
Having uPVC double glazed window to the side aspect and WC.

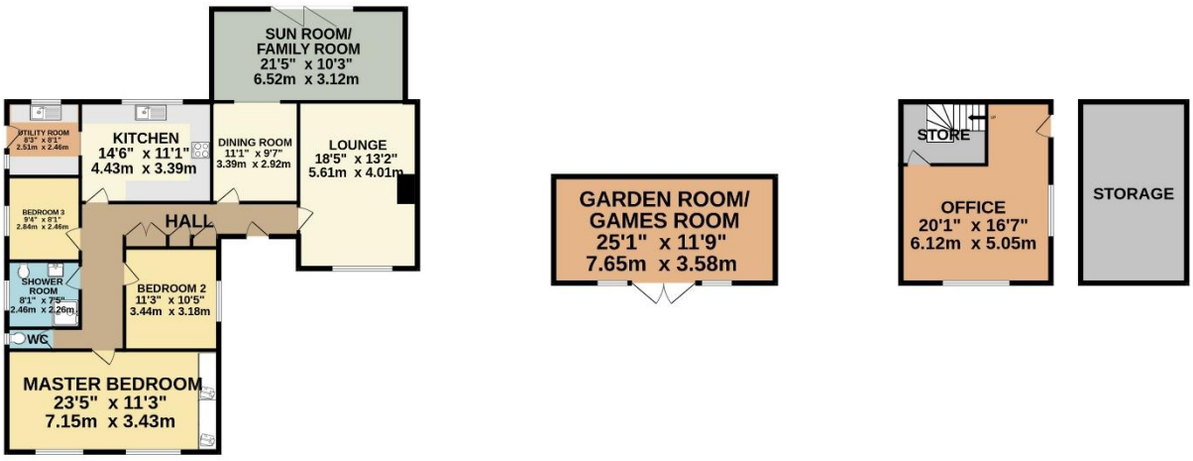
Outside
The property is approached via a private road and accessed through secure gated entry. Occupying a generous plot, the front provides ample off street parking for multiple vehicle and EV charging point. There is access to the rear garden from both sides of the property, where you'll find a beautifully maintained outdoor space, predominantly laid to lawn with a patio seating area, enclosed by fencing. Additional features include a garden shed and a versatile garden room/games room, ideal for a variety of uses.

Games Room/Garden Room
25' 1" x 11' 9" (7.64m x 3.58m)
Having French doors to the front aspect and ceiling spotlights.

Outbuilding
16' 7" x 20' 1" (5.05m x 6.12m)
Ideal for a wide range of uses. Converted garage having uPVC double glazed windows to the front and side aspects, door to the side aspect, light, power, wall and base units with work surfaces over, inset sink and drainer unit and stairs to first floor storage space.



GROUND FLOOR
2346 sq.ft. (217.9 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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