





****NO CHAIN**STUNNING EXTENDED FOUR BEDROOM DETACHED HOME OVERLOOKING A GREEN IN THE SOUGHT AFTER VILLAGE OF BRANTON.** Much improved and extended to provide the perfect family home in DN3 with easy access to local primary/secondary schools, local garden centres and the Yorkshire wildlife park. Positioned on a quiet residential estate and tucked away in the corner, you will surely fall in love with the location. The house briefly comprises of entrance hallway, WC, living room, study/office, kitchen/diner, utility room, orangery rear extension, stairs to the first floor landing, master bedroom with ensuite shower room, three further spacious bedrooms, family bathroom, off street parking on the driveway, single garage and delightful landscaped surrounding gardens. **VIEWINGS ARE ESSENTIAL TO FULLY APPRECIATE. **GUIDE PRICE £395,000 TO £415,000****

ENTRANCE HALL

6' 0" x 16' 7" (1.84m x 5.07m) This superb property with lovely views to the front is accessed via the front facing double glazed frosted composite door to the entrance hallway, radiator, laminate flooring, stairs to the first floor, storage cupboard beneath the stairs and door to the WC.

WC

6' 3" x 3' 6" (1.91m x 1.09m) Nicely presented WC benefitting from a low flush WC, wash hand basin, radiator, tiled flooring and side facing double glazed frosted window.

LIVING ROOM

10' 8" x 17' 4" (3.26m x 5.29m) Fantastic bright reception room with side/front facing double glazed windows, radiator, telephone point and a television point.



STUDY/FAMILY ROOM

8' 0" x 10' 8" (2.45m x 3.26m) A versatile space that is currently utilised as an office with front facing double glazed window and a radiator.

KITCHEN/DINER

20' 0" x 8' 7" (6.12m x 2.62m increasing to 3.97m) Superb kitchen/dining space that now offers open access to the extension at the rear, providing the perfect family entertaining room with fitted modern cabinetry at both eye and base level, work surfaces with matching splash backs incorporating a single and half bowl sink with drainer, matching breakfast bar, four ring gas hob with extractor fan, double electric oven, space for an American style fridge/freezer, integrated dishwasher, spotlights and door to the utility room.

UTILITY ROOM

5' 2" x 13' 0" (1.59m x 3.97m) Useful further utility space with eye and base level fitted units, work surfaces incorporating a single bowl sink, tiled flooring, radiator, integrated washing machine, integrated tumble dryer, rear facing double glazed window and side facing double glazed frosted door.

ORANGERY EXTENSION

8' 3" x 15' 1" (2.53m x 4.62m) Stunning extension to the property with glass roof, rear facing double glazed window, side facing double glazed French doors to the patio, radiator and laminate flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

9' 7" x 4' 0" (2.93m x 1.23m) Providing access to all



bedrooms/bathroom and a loft access point.

MASTER BEDROOM

10' 11" x 15' 5" (3.34m x 4.70m) Fabulous double bedroom with views over the green via the front facing double glazed window, radiator and door to the en-suite shower room.

ENSUITE

6' 0" x 4' 3" (1.85m x 1.32m) Comprising of a shower cubicle, wash hand basin, low flush WC, heated towel radiator, partially tiled walls, tiled flooring, spotlights,







extractor fan, storage cupboard, water tank cupboard and a front facing double glazed frosted window.

BEDROOM

10' 4" x 10' 9" (3.15m x 3.30m) Second spacious bedroom with rear facing double glazed window and radiator.

BEDROOM

8' 2" x 12' 9" (2.49m x 3.90m) Third double bedroom with front facing double glazed window and a radiator.

BEDROOM

8' 0" x 10' 9" (2.44m x 3.30m) Positioned at the rear of the property with rear facing double glazed window and a radiator.

BATHROOM

6' 9" x 6' 5" (2.07m x 1.98m) Lovely bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with a shower screen mounted above, partially tiled walls, tiled flooring, heated towel radiator and rear facing double glazed frosted window.

FRONT GARDEN

Nicely landscaped front/side garden with a range of shrubs, bushes, paved path, gravel areas and external lighting.

DRIVEWAY & GARAGE

Located at the rear of the property with open access to the driveway providing off street parking for two cars in front of the garage.

The garage has been separated into two storage areas and benefits from electric door, power points and lighting.

REAR GARDEN

Low maintenance rear garden over two tiers, with wall

enclosure offering privacy, paved patios, raised decking, external lighting, water tap, side and rear access gates.

NOTES

Council tax band: D

Council tax monthly cost: £248

Heating system: Gas

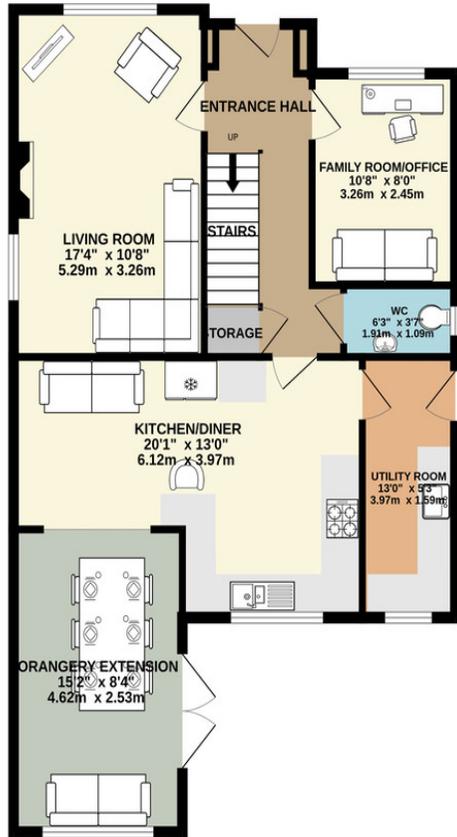
Boiler install date: April 2016

Last service date: January 2024

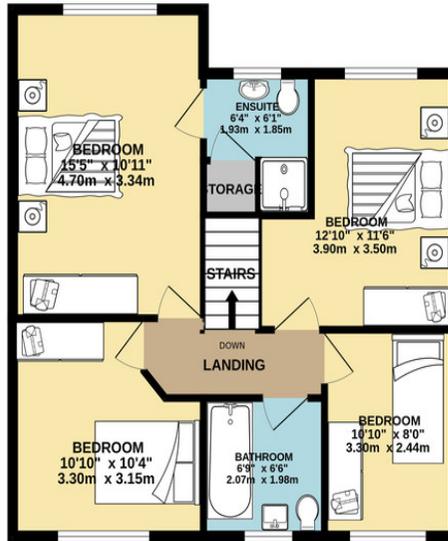
Electrics installation date: April 2016



GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1428 sq.ft. (132.7 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 availability or efficiency can be made.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		