





GREAT VALUE FAMILY HOME IN DN7 WITH THREE LOVELY BEDROOMS AND A DETACHED GARAGE. This is a great buy in Breeze Mount Court and definitely should be top of your list to view promptly, offering spacious accommodation and pleasant presentation throughout.

Positioned in a quiet cul de sac in Stainforth the property briefly comprises of entrance hallway, spacious lounge, separate dining room, kitchen, stairs to the first floor landing, three fabulous bedrooms, bathroom, off street parking on the driveway, detached single garage and rear enclosed garden. BEAUTIFUL HOUSE AND MOVE IN READY.



ENTRANCE HALL

4' 9" x 3' 9" (1.46m x 1.15m) This lovely house is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, side facing double glazed window, alarm system, door to the lounge and stairs to the first floor.

LOUNGE

12' 11" x 13' 2" (3.94m x 4.03m) Fantastic spacious reception room with open arch to the separate dining room, front facing double glazed window, radiator, coving to the ceiling, coal effect gas fire and a feature decorative surround.

DINING ROOM

8' 0" x 8' 9" (2.44m x 2.68m) Separate dining room with rear facing double glazed French doors to the garden, door to the kitchen, radiator, coving and arch to the lounge.

KITCHEN

9' 7" x 8' 8" (2.94m x 2.65m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring electric hob with extractor hood above, single electric oven, plumbing for a washing machine, space for a fridge/freezer, boiler in matching cupboard, storage cupboard beneath the stairs, side facing double glazed frosted door and rear facing double glazed window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 3" x 7' 10" (1.93m x 2.39m) Providing access to all bedrooms/bathroom and side facing double glazed window.



BEDROOM

9' 9" x 10' 6" (2.99m x 3.22m) Double bedroom at the front of the house with front facing double glazed window, radiator and loft access point.

BEDROOM

10' 6" x 11' 7" (3.22m x 3.54m) Further spacious double bedroom with rear facing double glazed window and a radiator.







BEDROOM

7' 11" x 7' 4" (2.43m x 2.25m) Positioned at the front of the house, this single bedroom benefits from a front facing double glazed window and a radiator.

BATHROOM

7' 1" x 6' 7" (2.17m x 2.02m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with glass shower screen mounted above, shower unit, tiled walls, radiator and rear facing double glazed frosted window.



DRIVEWAY & GARAGE

The driveway to the side of the house provides off street parking in front of the detached single garage with up and over door.

REAR GARDEN

Central lawn with paved path, decorative slate beds, fence enclosure and side access gate to the driveway.

NOTES

FREEHOLD PROPERTY

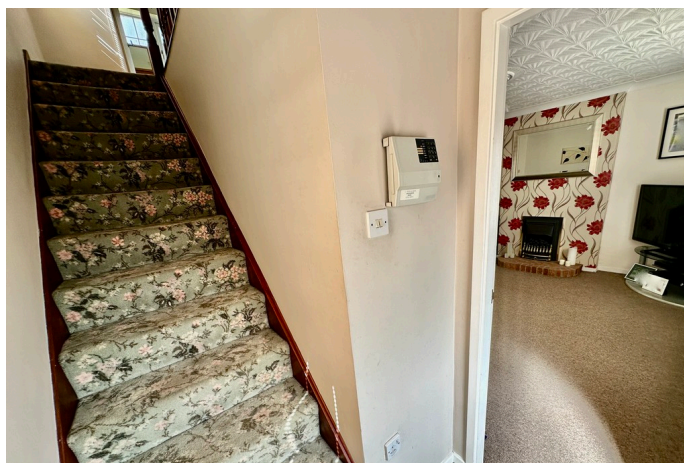
COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

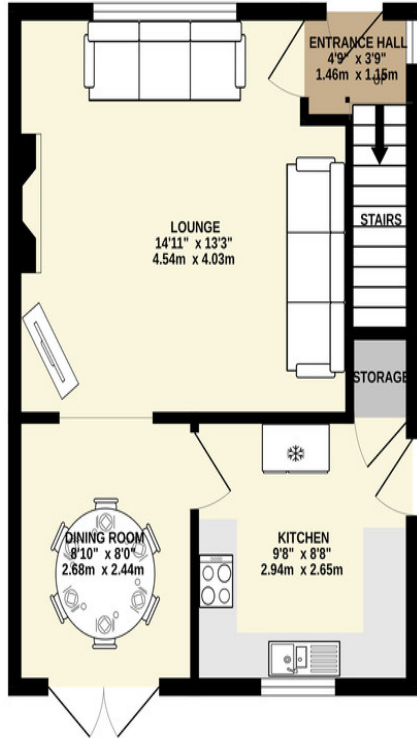
INSTALLATION DATE: 2011

LAST SERVICE: UNKNOWN

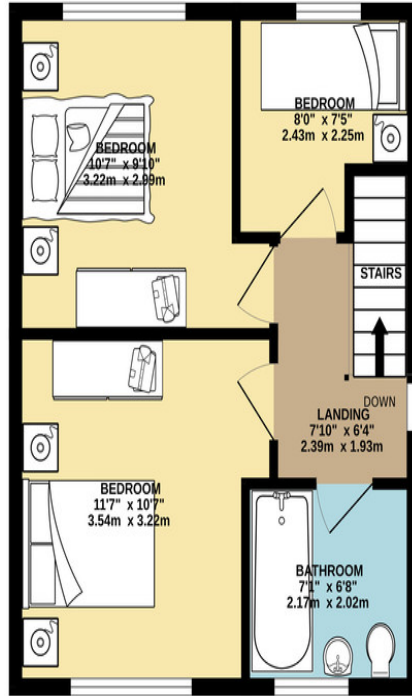
SERVICES: MAINS



GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		