





POSITIONED ON A QUIET ROAD WITHIN ARMTHORPE, THIS THREE BEDROOM SEMI-DETACHED HOUSE IS NOW AVAILABLE FOR SALE WITH NO UPWARD CHAIN. A lovely property in DN3 that offers purchasers spacious accommodation in this popular village within easy reach of all local village amenities and M18 access. The house is nicely presented and briefly comprises of entrance hallway, lounge, kitchen/diner, conservatory, stairs to the first floor landing, three bedrooms, bathroom, front garden/driveway, detached single garage and rear enclosed garden with patio. DECEPTIVELY SPACIOUS.



ENTRANCE HALL

3' 5" x 3' 8" (1.06m x 1.12m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, laminate flooring, dado rail, door to the lounge and stairs to the first floor.

LOUNGE

12' 10" x 11' 5" (3.92m x 3.50m) Beautiful reception room with front facing double glazed bay window, radiator, coal effect gas fire with feature decorative surround, laminate flooring and door to the kitchen/diner.

KITCHEN/DINER

9' 4" x 15' 11" (2.85m x 4.87m) Open plan kitchen/diner with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor fan above, single electric oven, space for a fridge/freezer, plumbing for a washing machine, space for a tumble dryer, partially tiled walls, boiler housed in matching cupboard, laminate flooring, pantry, radiator, side facing double glazed frosted door, rear facing double glazed window and further rear facing double glazed door to the conservatory.

CONSERVATORY

9' 4" x 12' 5" (2.87m x 3.79m) Additional reception space overlooking the garden via the side/rear facing double glazed windows, rear facing double glazed French doors to the patio and blinds included.

STAIRS

Leading from the entrance hallway to the first floor landing.



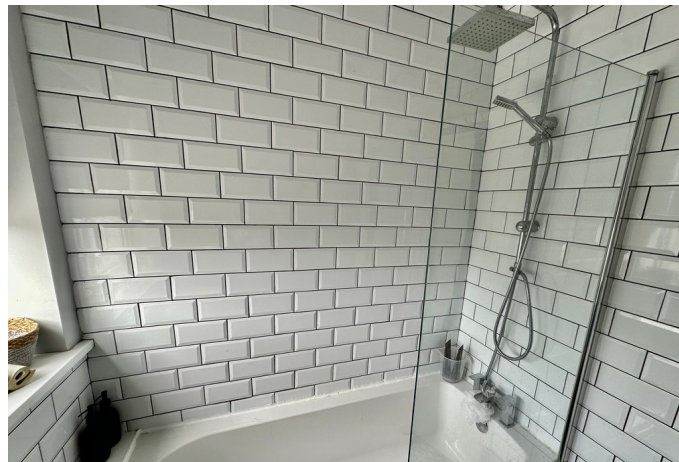
LANDING

3' 10" x 7' 2" (1.17m x 2.20m) Providing access to the bedrooms/bathroom, side facing double glazed window, dado rail and loft access point.

BEDROOM

11' 5" x 9' 9" (3.49m x 2.99m) Great double bedroom with front facing double glazed bay window, radiator, picture rail and decorative feature fireplace.







BEDROOM

9' 9" x 9' 5" (2.99m x 2.88m) Further spacious double bedroom with rear facing double glazed window, radiator and coving to the ceiling.

BEDROOM

5' 11" x 7' 5" (1.81m x 2.28m) Third bedroom at the front of the house with radiator and front facing double glazed window.

BATHROOM

5' 10" x 5' 10" (1.80m x 1.78m) Benefitting from a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower screen mounted above, dual shower head, partially tiled walls, heated towel radiator, spotlights and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Open access to the front paved area for off street parking in front of the house and side access gate to the garage and rear garden.

GARAGE

Single detached garage.

REAR GARDEN

Fence enclosed rear garden with side gate, paved patio and central lawn.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

BOILER INSTALLATION: 2024

LAST SERVICE: VENDOR CONFIRMED ANNUALLY

SERVICES: MAINS

ACCESS ROAD IS UNADOPTED





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		