





**BEAUTIFUL SEMI-DETACHED HOME IN ARMTHORPE WITH A MODERN FINISH THROUGHOUT AND OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION.**

**This property is tucked away in a small cul de sac providing a pleasant, quiet location ideal for a family in DN3. Beautifully presented all buyers will not be disappointed when booking a viewing for this one. An early inspection is highly recommended of this house which briefly comprises of entrance hallway, breakfast kitchen, WC, L-shaped living/dining room, stairs to the first floor landing, master bedroom with en-suite shower room, two further spacious bedrooms, bathroom, parking area to the front and enclosed rear garden with raised decking. MOVE IN READY HOME.**

### ENTRANCE HALL

3' 9" x 6' 3" (1.16m x 1.92m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, alarm system, storage cupboard and access to the stairs.

### KITCHEN/BREAKFAST ROOM

11' 6" x 11' 6" (3.53m x 3.53m) Beautiful kitchen space with room for a breakfast table, a range of modern fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, single electric oven, integrated fridge/freezer, plumbing for a washing machine, partially tiled walls, spotlights, radiator, laminate flooring, door to the WC, door to the lounge/diner and front facing double glazed window.

### WC

5' 3" x 3' 2" (1.62m x 0.98m) Benefitting from a low flush WC, wash hand basin, extractor fan, tiled flooring and side facing double glazed frosted window.

### LOUNGE/DINER

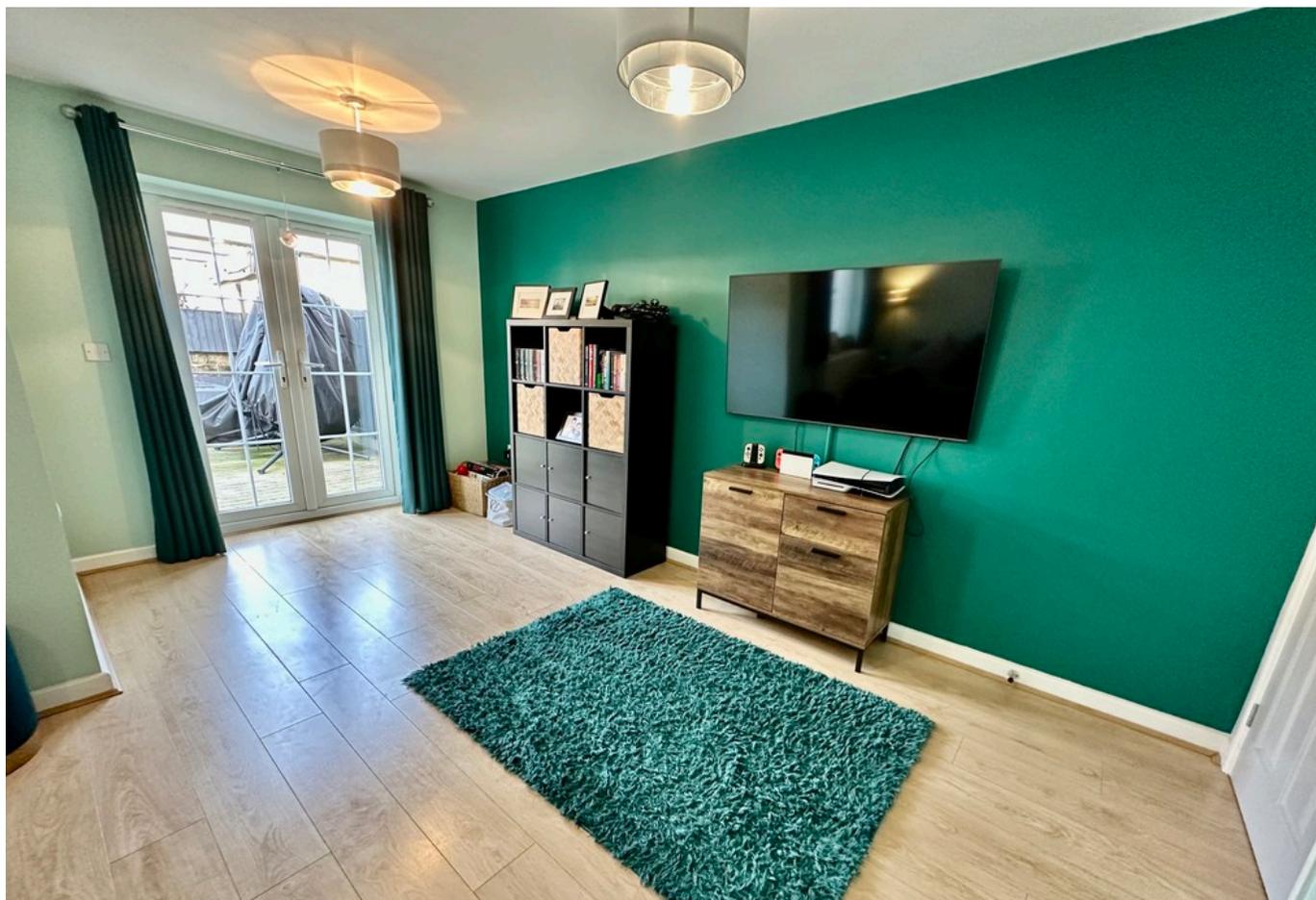
14' 10" x 15' 7" (4.54m max x 4.75m max) L-shaped room at the rear of the house perfect for a family reception/dining area, with rear facing double glazed French doors to the decking, rear facing double glazed window, laminate flooring, radiator and storage cupboard beneath the stairs.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

6' 1" x 6' 5" (1.86m x 1.96m) Providing access to all bedrooms/bathroom and a loft access point.



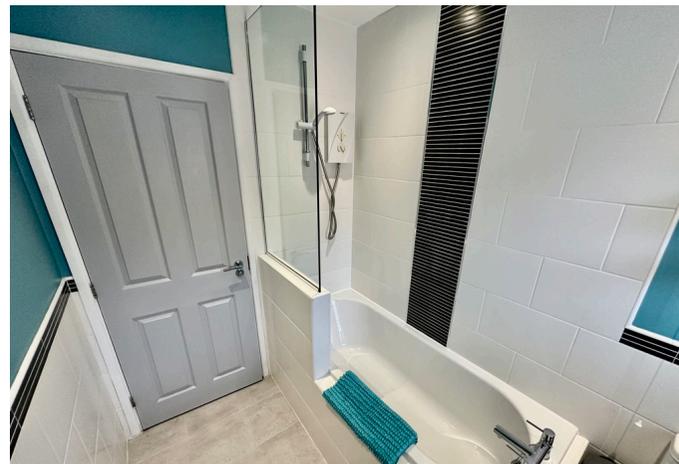
### BEDROOM

11' 7" x 13' 4" (3.55m x 4.07m max) Fabulous double bedroom with door to the en-suite shower room, front facing double glazed window, radiator and storage cupboard above the stairs.

### BEDROOM

8' 4" x 10' 8" (2.56m x 3.26m) Further spacious bedroom with rear facing double glazed window and a radiator.







### **BEDROOM**

6' 0" x 9' 0" (1.85m x 2.76m) Single bedroom at the rear of the property with radiator and rear facing double glazed window.

### **BATHROOM**

8' 3" x 5' 6" (2.53m x 1.70m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, partially tiled walls, bath with glass shower screen, electric shower unit wall mounted, spotlights, extractor fan, tiled flooring, radiator and side facing double glazed frosted window.



### **FRONT PARKING AREA**

With space in front of the property for off street parking which is accessed via shared driveway for all properties in the cul de sac. A side access gate leads to the rear garden.

### **REAR GARDEN**

With raised decking area, lower lawned garden, pergola included, shed, fence enclosure and side access gate.

### **NOTES**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**HEATING SYSTEM: GAS FIRED CENTRAL HEATING**

**INSTALLATION: 2012**

**LAST SERVICE: DEC 2025**

**ELECTRICS: INSTALLED IN 2012**

**SERVICES: MAINS**

**GAS METER LOCATION: SIDE OF HOUSE**

**ELECTRIC METER LOCATION: SIDE OF HOUSE**

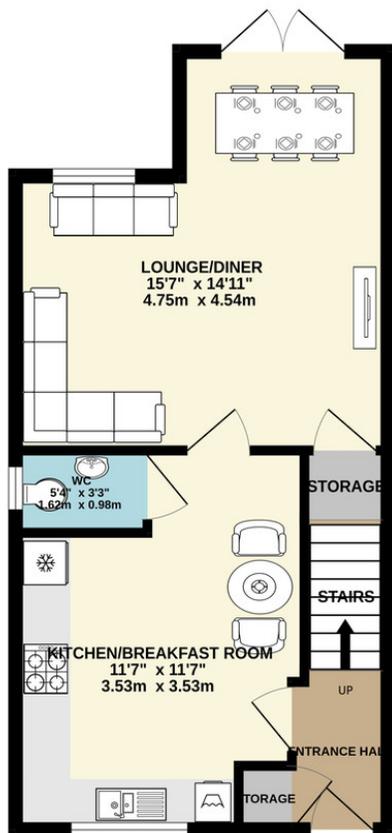
**WATER METER LOCATION: TOP OF DRIVEWAY**

**GARDEN FACES: NORTH**

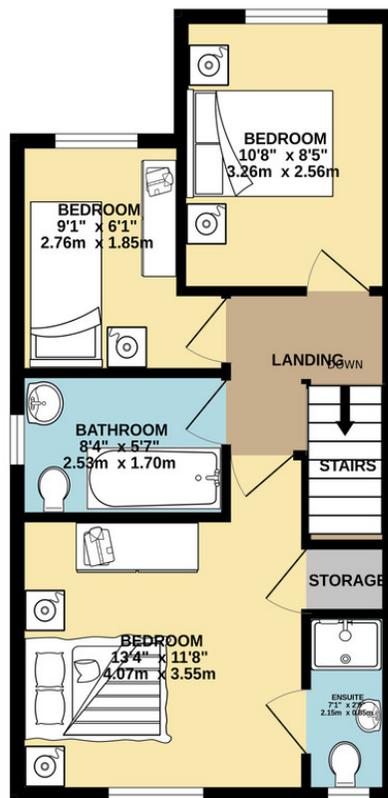
**LOFT SPACE: NOT BOARDED**



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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.