





ABSOLUTELY STUNNING FOUR BEDROOM DETACHED PROPERTY ON ASHTON DRIVE IN KIRK SANDALL AND THE PERFECT MOVE IN READY FAMILY HOME. Offering amazing reception space with conservatory extension to the rear, the property has recently been modernised with beautiful fixtures/fittings throughout including, new kitchen, garage conversion and new bathroom/en-suite. An internal inspection is highly recommended and this should be top of the list to view in DN3. In brief this delightful home comprises of entrance hallway, WC, lounge with log burner, open plan kitchen/dining space, family room, conservatory, stairs to the first floor landing, master bedroom with fitted wardrobes, en-suite shower room, three further spacious bedrooms, beautiful modern family bathroom with jacuzzi tub, off street parking on the driveway, front and rear enclosed garden. SUPERB FINISH THROUGHOUT.

ENTRANCE HALL

The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, door to the WC, access to the stairs, storage cupboard beneath the stairs and laminate flooring.

WC

3' 2" x 4' 4" (0.97m x 1.34m) Benefitting from a low flush WC, wash hand basin within a vanity unit, tiled walls, laminate flooring, spotlights, heated towel radiator and front facing double glazed frosted window.

LOUNGE

10' 1" x 16' 5" (3.09m x 5.01m) Fabulous cosy reception room with central feature log burner, front facing double glazed window with shutters, laminate flooring, radiator and coving.

KITCHEN

16' 4" x 6' 9" (5.00m x 2.07m) Beautiful modern kitchen with a range of fitted cabinetry at both eye and base level, work surfaces with matching splash backs, incorporating a single sink with drainer, five ring gas hob, single electric oven, integrated fridge/freezer, integrated dishwasher, breakfast bar, spotlights, vertical radiator, rear facing double glazed door to the patio, rear facing double glazed window with shutter, open access to the dining area and internal door to the family room which was a garage conversion.

DINING AREA

9' 3" x 9' 5" (2.83m x 2.89m) Accessed via the kitchen, benefits from laminate flooring and rear facing double glazed French doors to the conservatory.



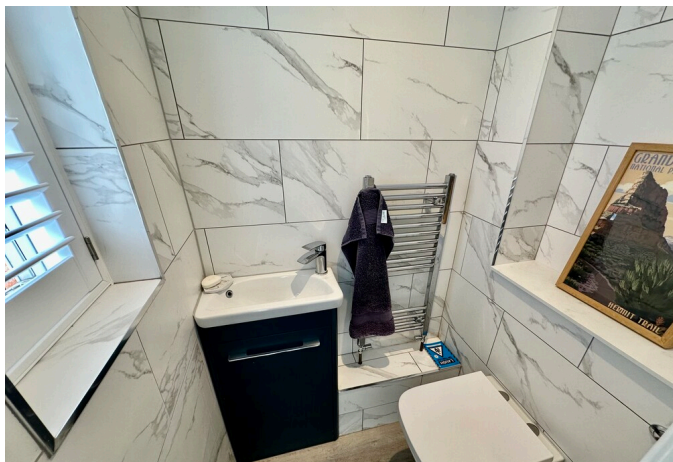
CONSERVATORY

10' 6" x 9' 9" (3.21m x 2.99m) Additional sitting space overlooking the garden via the side/rear face double glazed windows, blinds included, side facing double glazed French doors to the garden, tiled flooring, radiator and ceiling fan.

FAMILY ROOM

7' 8" x 16' 1" (2.34m x 4.91m) Versatile space with front facing double glazed window, shutter included, laminate flooring and a radiator.







STAIRS

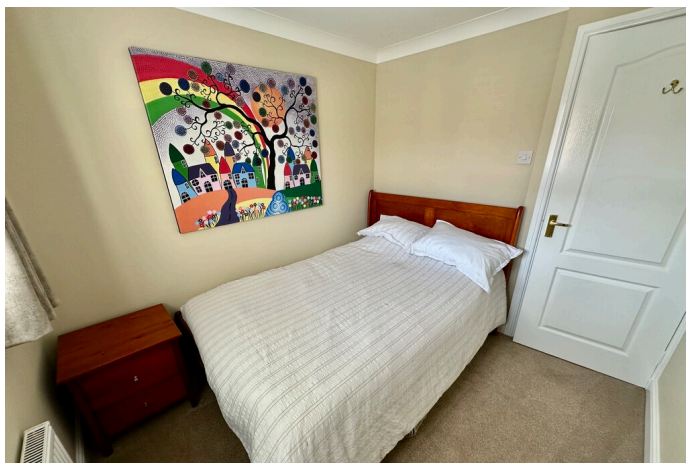
Leading from the entrance hallway to the first floor landing.

LANDING

12' 4" x 2' 11" (3.76m x 0.89m) Providing access to all bedrooms/bathroom and an airing cupboard housing the boiler.

BEDROOM

10' 1" x 11' 11" (3.09m x 3.65m) Fabulous master bedroom with fitted wardrobes, front facing double glazed window with shutter, coving to the ceiling, radiator and door to the en-suite shower room.



ENSUITE

5' 3" x 8' 9" (1.61m max x 2.68m max) Beautiful shower room with front facing double glazed frosted window including shutter, heated towel radiator, tiled walls, shower cubicle with a dual shower head, wash hand basin within a vanity unit, spotlights, extractor fan and laminate flooring.

BEDROOM

8' 2" x 10' 0" (2.50m x 3.07m) Further spacious double bedroom with fitted wardrobes, radiator, coving and rear facing double glazed window with shutter.

BEDROOM

7' 11" x 8' 8" (2.43m x 2.65m) Another lovely bedroom with built in storage cupboard above the stairs, radiator, coving, loft access point and front facing double glazed window with shutter.

BEDROOM

7' 10" x 8' 7" (2.40m max x 2.62m max) L-shaped single bedroom with radiator, coving and rear facing double glazed window including the shutter.



BATHROOM

6' 6" x 5' 6" (2.00m x 1.69m) Nicely presented bathroom with jacuzzi style bath, shower screen mounted above, dual shower head, low flush WC, wash hand basin within a vanity unit, vertical radiator, tiled walls, laminate flooring, spotlights and rear facing double glazed window with shutter.

FRONT GARDEN/DRIVEWAY

Open access to the resin driveway providing off street parking for two cars, planting bed with mixed trees/bushes and side access via a gate.

REAR GARDEN

Fence enclosed rear garden, storage shed, central lawn and resin area ideal for garden seating/dining.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: D

HEATING SYSTEM: GAS FIRED CENTRAL

HEATING COMBINATION BOILER

LAST SERVICE: AUGUST 2026

ELECTRICS: NO WORKS COMPLETED BY THE VENDOR

RECENT WORKS COMPLETED SINCE 2022:

GARAGE CONVERSION, OPEN PLAN

KITCHEN/DINER, NEW KITCHEN/BATHROOM FITTINGS

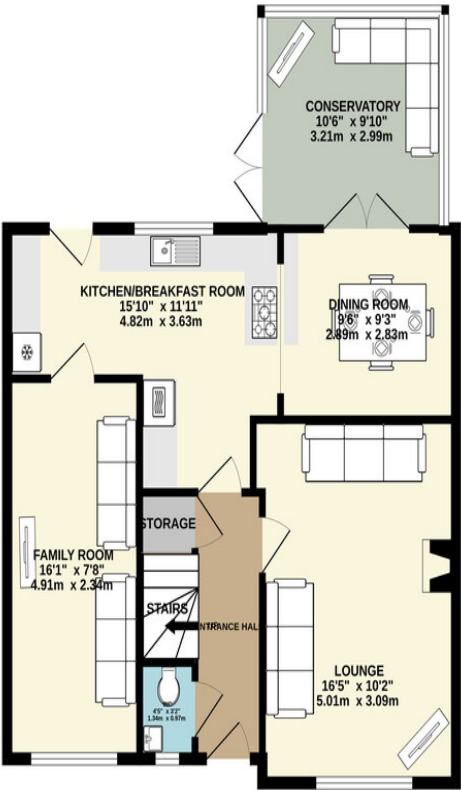
SERVICES: MAINS

CCTV & ALARM SYSTEM INCLUDED

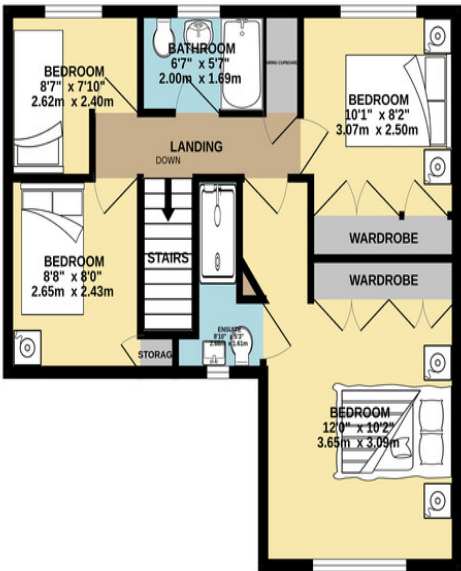
BLINDS & SHUTTERS INCLUDED

WOOD STORE IS NEGOTIABLE

GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 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	69 C	79 C
55-68	D		
39-54	E		
21-38	F		