





SUPERB OPPORTUNITY TO PURCHASE A BEAUTIFUL EXTENDED THREE BEDROOM SEMI-DETACHED HOME IN MUCH SOUGHT AFTER SPROTROUGH. This desirable location is highly recommended to all purchasers and you will not want to miss this delightful family home which is very well presented throughout, offers generous reception space, modern fittings and an unusually large rear garden. A move in ready house that should be viewed promptly, which briefly comprises of a welcoming entrance hallway, spacious lounge, separate dining room, contemporary modern fitted kitchen with sleek finish, ground floor WC, sun lounge, stairs to the first floor landing, three well proportioned bedrooms and a lovely family bathroom. HIGHLY REGARDED SEMI-RURAL LOCATION IN DN5.



ENTRANCE HALL

5' 11" x 12' 11" (1.82m x 3.96m) This lovely home is accessed via the front facing double glazed frosted door to the hallway, two front facing double glazed frosted windows, radiator, storage cupboard and stairs to the first floor.

LOUNGE

10' 10" x 12' 11" (3.32m x 3.96m) Fantastic reception room with open access to the dining room at the rear, front facing double glazed bay window, coving, radiator and a pebble effect electric feature fireplace.

DINING ROOM

11' 5" x 10' 10" (3.48m x 3.32m) Further spacious reception room utilised as a dining room with rear facing double doors to the sun lounge, coving to the ceiling and a radiator.

KITCHEN

6' 0" x 14' 4" (1.83m x 4.38m) Beautifully presented modern kitchen with a range of fitted cabinetry at both eye and base level, work surfaces with matching splash backs incorporating a single and half bowl sink with drainer unit, four ring induction hob with extractor hood above, double electric oven, integrated fridge/freezer, integrated washing machine, radiator, laminate flooring and two side facing double glazed windows.

SUN LOUNGE

9' 6" x 8' 3" (2.92m x 2.54m) Superb sun lounge enjoying views over the garden with rear facing double glazed window, rear facing double glazed sliding doors to the patio, laminate flooring, spotlights, radiator and door to the WC.

WC

2' 5" x 6' 7" (0.75m x 2.03m) Benefitting from a low flush WC, wash hand basin, laminate flooring and a radiator.



STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 0" x 9' 11" (1.83m x 3.03m) Providing access to all bedrooms/bathroom, side facing double glazed window, loft access point with no ladder but benefits from partial boarding in the loft space.







BEDROOM

8' 10" x 13' 5" (2.71m x 4.11m) Fantastic double bedroom with fitted sliding wardrobes, radiator and a front facing double glazed bay window.

BEDROOM

11' 4" x 10' 11" (3.46m x 3.33m) Further spacious double bedroom with rear facing double glazed window, radiator and more built in wardrobes.

BEDROOM

5' 11" x 6' 11" (1.81m x 2.11m) Single bedroom with front facing double glazed window and a radiator.



BATHROOM

5' 11" x 5' 6" (1.82m x 1.70m) Superb bathroom with tiled walls/flooring, bath with glass shower screen above, electric shower unit, heated towel radiator, extractor fan, low flush WC, wash hand basin and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Paved driveway with partial walled enclosure, open access to the driveway providing off street parking, wrought iron railing toppers surround the garden on the wall, mature central tree and side access via a further gate to the rear garden.



REAR GARDEN

Beautiful large rear garden with central lawn, raised decking, slate beds, shed, summer house and mature trees surrounding offering plenty of privacy.

NOTES

FREEHOLD PROPERTY

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

LAST SERVICE: 2025

SERVICES: MAINS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		