





LARGE DETACHED FAMILY HOME WITH ACCOMMODATION OVER THREE FLOORS, BENEFITTING FROM FOUR BEDROOMS AND A QUIET POSITION NEAR THE GOLF COURSE IN WHEATLEY HILLS. A delightful move in ready home within DN2, offering beautiful presentation throughout and an early viewing is highly recommended to avoid disappointment at a competitive marketing price. The house is perfect for a family and briefly comprises of entrance hallway, open plan living kitchen/diner with bi-folding doors to the garden, utility cupboard, cloak room/inner hallway, downstairs WC, stairs to the first floor landing, first floor living room with built in media wall, family shower room, primary bedroom with en-suite shower room, further first floor double bedroom, stairs to the second floor landing, family bathroom, two second floor double bedrooms, small front garden, off street parking for two cars, integral single garage and fence enclosed rear garden. SUPERB FAMILY PROPERTY AND VERY SPACIOUS.



ENTRANCE HALL

6' 11" x 6' 9" (2.13m x 2.08m) Generous entrance hallway that is accessed via the front facing door, front facing double glazed frosted window, radiator, door to the living/kitchen/diner and stairs to the first floor.

LIVING/KITCHEN/DINER

13' 9" x 29' 8" (4.21m max x 9.06m max) This L-shaped space provides the perfect family living kitchen with plenty of breakfast/dining space, newly fitted kitchen in 2025 offering a contemporary look with a range of fitted

cabinetry, work surfaces incorporating a single and half bowl sink with drainer, four ring induction hob with low level extractor fan, double electric oven, integrated fridge/freezer, integrated dishwasher, breakfast bar, partially tiled splash backs, front facing double glazed window, rear facing double glazed bi-folding doors to the garden, utility cupboard housing plumbing for a washing machine, plus space for a tumble dryer, door to the inner hall/cloak room and two radiators.

CLOAK ROOM/ INNER HALL

3' 2" x 5' 3" (0.97m x 1.61m) Accessed from the kitchen/diner, rear facing double glazed window and further door to the downstairs WC.

WC

5' 10" x 5' 2" (1.79m x 1.59m) Benefitting from a low flush WC, wash hand basin, radiator, partially tiled walls, extractor fan and rear facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

6' 9" x 18' 7" (2.07m x 5.68m) Providing access to first floor accommodation, stairs leading to the second floor, front facing double glazed window and a radiator.

FIRST FLOOR LOUNGE

13' 9" x 10' 9" (4.21m x 3.28m) Beautiful living space with modern media wall/storage unit, rear facing double glazed window and a radiator. Potential for this to be a fifth bedroom if required.



FAMILY SHOWER ROOM

4' 11" x 7' 9" (1.52m x 2.37m) Lovely shower room with large shower cubicle, shower unit wall mounted, partially tiled walls, low flush WC, wash hand basin, radiator, extractor fan and side facing double glazed frosted window.

BEDROOM

9' 9" x 11' 5" (2.99m x 3.48m) Primary spacious bedroom with door to the en-suite shower room, front facing double glazed window, loft access point and a radiator.







ENSUITE

4' 11" x 8' 0" (1.51m x 2.44m) Fabulous shower room comprising of a low flush WC, wash hand basin, shower cubicle, wall mounted shower unit, partially tiled walls, radiator, extractor fan and a rear facing double glazed frosted window.

BEDROOM

6' 8" x 10' 6" (2.04m x 3.21m) Further spacious first floor bedroom with front facing double glazed window, radiator and fitted eye level bedroom storage cabinets.

STAIRS

Leading from the first floor landing to the second floor.

SECOND LANDING

7' 1" x 10' 2" (2.18m max x 3.12m) With two storage cupboards, loft access point, radiator and provides access to two bedrooms/bathroom.

BEDROOM

11' 0" x 9' 9" (3.37m max x 2.99m) L-shaped bedroom with front facing double glazed window and a radiator.

BEDROOM

12' 1" x 9' 0" (3.69m x 2.75m) Another spacious bedroom at the rear of the property with radiator and rear facing double glazed window.

BATHROOM

5' 6" x 6' 10" (1.69m x 2.10m) Beautifully presented bathroom comprises of bath with partially tiled walls, glass shower screen mounted above, shower unit, wash hand basin, low flush WC, radiator and extractor fan.



FRONT GARDEN/DRIVEWAY

Small front garden with a planting bed, open access to the driveway providing off street parking for two cars, access to the integral garage and side access gate to the rear garden.

GARAGE

Single integral garage, benefitting from front access door, power point and lighting.

REAR GARDEN

Fence enclosed rear garden which is mainly laid to lawn, paved patio, paved path, side gate, garden box and shed included in the sale.

NOTES

FREEHOLD PROPERTY

NHBC GUARANTEE STILL VALID

COUNCIL TAX BAND: D

COUNCIL TAX COST: £177 MONTHLY

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

INSTALLATION DATE: 27/09/2022

LAST SERVICE: 03/03/2026

ELECTRICS INSTALLATION: 23/09/2022

ELECTRIC METER LOCATION: SIDE OF HOUSE

GAS METER LOCATION: SIDE OF HOUSE

WATER METER LOCATION: FRONT PAVEMENT
ESTATE MAINTENANCE CHARGE: £130 PER ANNUM

MANAGEMENT COMPANY: TRUSTGREEN

GARDEN FACES: SOUTH

NEW WORKS COMPLETED: NEW KITCHEN
MARCH 2025

ALARM SYSTEM INCLUDED

LOFT SPACE: NOAT BOARDED AND NO LADDER
SERVICES: MAINS

ENTRANCE HALL
7'0" x 6'10"
2.13m x 2.00m

UP

STAIRS

UTILITY CUPBOARD

GARAGE

KITCHEN/OWNER
29'9" x 13'10"
9.06m x 4.21m

KITCHEN/HOVER
29'9" x 13'10"
9.06m x 4.21m

LIVING ROOM
13'0" x 17'0"
3.96m x 5.18m

DINING ROOM
13'0" x 17'0"
3.96m x 5.18m

HALLWAY
13'0" x 17'0"
3.96m x 5.18m

COAT CLOSET

CLEAR ROOM
13'0" x 17'0"
3.96m x 5.18m

WC
5'3" x 7'7"
1.59m x 2.29m

This floor plan shows a 3-bedroom house with a central hallway and stairs. The layout includes:

- Bedroom 1:** 18'6" x 6'8" (5.23m x 2.04m) - Located at the top left, featuring a bed, a desk, and a chair.
- Bedroom 2:** 15'0" x 9'0" (4.57m x 2.59m) - Located at the top right, featuring a bed, a desk, and a chair.
- Bedroom 3:** 13'10" x 10'9" (4.21m x 3.28m) - Located at the bottom, featuring a sofa and a coffee table.
- Bathroom:** 7'9" x 5'9" (2.37m x 1.75m) - Located on the left side, featuring a bathtub, a sink, and a toilet.
- Shower Room:** 7'9" x 5'9" (2.37m x 1.75m) - Located on the left side, featuring a shower, a sink, and a toilet.
- Ensuite:** 8'7" x 4'11" (2.44m x 1.52m) - Located on the right side, featuring a bathtub, a sink, and a toilet.
- Hallway:** 18'8" x 8'2" (5.68m x 2.48m) - A central hallway connecting the rooms, featuring a staircase with 'UP' and 'DOWN' directions.
- Living Area:** A lounge area with a sofa and a coffee table, located at the bottom of the plan.

BEDROOM
11'1" x 9'10"
3.37m x 2.99m

BATHROOM
8'11" x 5'7"
2.0m x 1.69m

BEDROOM
12'1" x 9'0"
3.69m x 2.75m

STAIRS
DOWN

LANDING

STORAGE

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.

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