





SUPERB FOUR BEDROOM SEMI-DETACHED HOME WITH GARAGE CONVERSION INTO FURTHER LIVING SPACE. This delightful move in ready house is positioned in a lovely location within DN4 and offers perfect family accommodation over three floors. Beautifully presented throughout, this is sure to be a popular one with purchasers and an early inspection is recommended. The property in brief comprises of entrance hallway, WC, open plan living/kitchen/dining area, further converted garage into dining room at the front, stairs leading to first floor landing, first floor lounge, master bedroom with fitted wardrobes, en-suite shower room, stairs to the second floor landing, three further bedrooms, bathroom, off street parking on the driveway and enclosed rear garden. **STUNNING PROPERTY.**



ENTRANCE HALL

4' 0" x 15' 0" (1.22m x 4.59m) A lovely family home that is accessed via the front facing double glazed door to the entrance hallway, radiator, stairs to the first floor, storage cupboard, door to the WC and alarm system.

WC

3' 1" x 4' 11" (0.94m x 1.52m) Benefitting from a low flush WC, corner wash hand basin, extractor fan and laminate flooring.

LOUNGE/DINER

16' 4" x 11' 10" (5.00m x 3.63m) The perfect entertainment space with open access to the kitchen, converted garage space and also rear facing double glazed French doors to the patio in the garden. Also benefits from granite work surfaces providing a breakfast bar and a radiator.

KITCHEN

7' 8" x 6' 2" (2.36m x 1.88m) Superb kitchen space at the rear of the house with a range of fitted cabinetry at both eye and base level, granite work surfaces with matching splash backs, single and half bowl sink with drainer, five ring gas hob with extractor fan above, electric double oven, integrated washing machine, integrated dishwasher, space for a fridge/freezer, coving, spotlights and rear facing double glazed window.

SEPARATE DINING AREA

8' 3" x 17' 1" (2.54m x 5.22m) Once a garage space which is now converted into a great reception space ideal for living or dining, with front facing double glazed window, radiator, laminate flooring and open access to the living/kitchen.

STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

7' 5" x 8' 5" (2.28m x 2.57m) Providing access to the master bedroom, the first floor lounge, plus further stairs to the second floor and a radiator.



FIRST FLOOR LOUNGE

16' 4" x 10' 7" (4.98m x 3.24m) Beautiful cosy space on the first floor with two rear facing double glazed windows, coal effect feature gas fire with decorative surround and two radiators.







MASTER BEDROOM

11' 9" x 15' 5" (3.59m max x 4.72m max) Superb master bedroom with front facing double glazed French doors to a Juliette balcony, fitted wardrobes, side facing double glazed window, two radiators and door to the en-suite.

ENSUITE

4' 6" x 7' 8" (1.39m x 2.36m) Immaculately presented modern shower room with low flush WC, wash hand basin within a vanity unit, heated towel radiator, partially tiled walls, spotlights, extractor fan, generous shower cubicle and front facing double glazed frosted window.



STAIRS

Leading from the first floor landing to the second floor.

SECOND FLOOR LANDING

7' 6" x 8' 4" (2.31m x 2.56m) Providing access to three bedrooms/bathroom, storage cupboard and loft access point with drop down ladder leading to partial boarding.

BEDROOM

8' 5" x 14' 4" (2.58m x 4.39m) Positioned at the front of the property a lovely size room with front facing double glazed window and a radiator.

BEDROOM

8' 4" x 15' 3" (2.56m x 4.66m) Further spacious bedroom with side/rear facing double glazed windows and a radiator.

BEDROOM

7' 7" x 10' 7" (2.33m x 3.25m) Currently utilised as an office space or single bedroom with rear facing double glazed window and a radiator.



BATHROOM

7' 6" x 7' 7" (2.31m x 2.33m) Fabulous bathroom with modern three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower screen, shower unit, feature tiled walls, tiled flooring, LED mirror, heated towel radiator, extractor fan and front facing double glazed frosted window.

FRONT DRIVEWAY

Off street parking for two cars to the front on the driveway, storage cupboard and side access gate to the rear garden.

REAR GARDEN

Fence enclosed rear garden with mature trees/bushes, paved patio, central lawn and security lighting.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED CENTRAL HEATING WITH HIVE

INSTALLATION DATE: 2005

LAST SERVICE: MAY 2025

GAS/ELECTRIC METER LOCATION: FRONT OF HOUSE

WATER METER LOCATION: PAVEMENT

RECENT ALTERATIONS: GARAGE CONVERSION

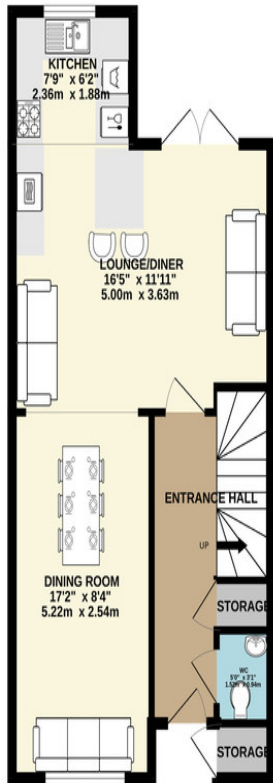
SERVICES: MAINS

GARDEN FACES: SOUTH

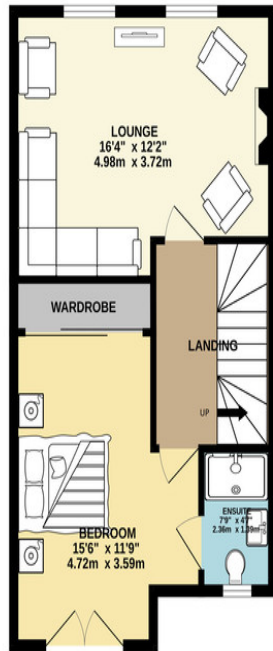
ALARM SYSTEM: INCLUDED

LOFT SPACE: NOT BOARDED

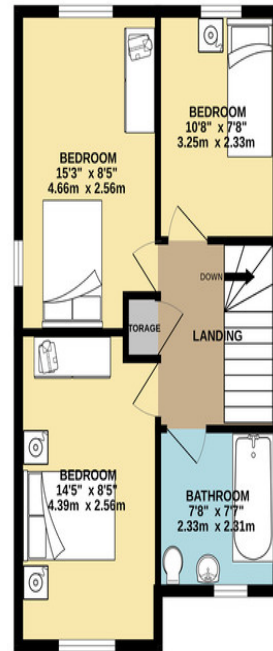
GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1465 sq.ft. (136.1 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.

