





**WONDERFUL THREE BEDROOM
SEMI-DETACHED HOME
OVERLOOKING A GREEN ON
THIS POPULAR RESIDENTIAL
DEVELOPMENT WITHIN DN7.**

The house is pleasantly presented and offers deceptively spacious accommodation which should be viewed to be fully appreciated.

Occupying a lovely corner plot with driveway to the rear of the house, viewing are highly recommended. The property in brief comprises of entrance hallway, kitchen/dining room, lounge with French doors to the garden, WC, stairs to the first floor landing, three fantastic bedrooms, bathroom, front/rear gardens and driveway providing off street parking for two cars. IDEAL FOR A FIRST TIME PURCHASE OR INVESTMENT.



ENTRANCE HALL

5' 2" x 6' 2" (1.60m x 1.88m) The property is accessed via the front facing double glazed frosted door, laminate flooring, alarm system, door to the kitchen and stairs to the first floor.

WC

3' 0" x 5' 6" (0.92m x 1.69m) Benefitting from a low flush WC, wash hand basin, radiator, extractor fan, partially tiled splash back and laminate flooring.

KITCHEN/DINER

10' 1" x 16' 0" (3.08m max x 4.88m) Beautiful open plan kitchen/dining space with a range of modern fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor fan above, single electric oven, space for a fridge/freezer, plumbing for a washing machine, plumbing for a dishwasher, partially tiled walls, laminate flooring, front facing double glazed window, side facing double glazed window, radiator, storage cupboard beneath the stairs, boiler unit, door to the WC and to the lounge at the rear.

LOUNGE

13' 5" x 10' 9" (4.10m x 3.29m) Wonderful reception room overlooking the garden with rear facing double glazed French doors to the patio, rear facing double glazed window, radiator and TV aerial point.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

5' 11" x 9' 6" (1.82m x 2.92m) Providing access to the bedrooms/bathroom, radiator and loft access point.

BEDROOM

13' 6" x 8' 0" (4.12m x 2.44m) The largest bedroom is at the front of the house with two front facing double glazed windows, radiator and laminate flooring.







BEDROOM

7' 2" x 12' 7" (2.20m x 3.85m) Another spacious bedroom at the rear of the house with radiator and rear facing double glazed window.

BEDROOM

6' 0" x 9' 1" (1.83m x 2.77m) Third single bedroom with rear facing double glazed window and a radiator.

BATHROOM

7' 2" x 5' 11" (2.19m x 1.81m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower curtain rail above, wall mounted shower unit, partially tiled walls, radiator and side facing double glazed frosted window.



FRONT GARDEN

Small lawned area with paved pathway.

DRIVEWAY

Open access to the driveway behind the house providing off street parking for at least two cars.

REAR GARDEN

Fence enclosed private garden with side access gate, two paved patios, gravelled area, orning attached to the rear of the house and shed included.



NOTES

FREEHOLD PROPERTY

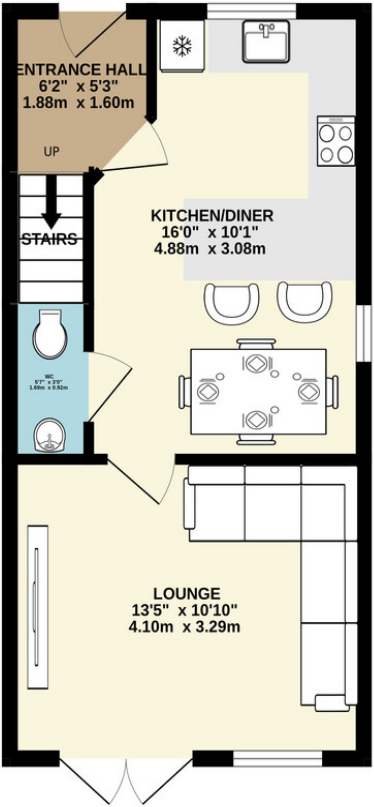
COUNCIL TAX BAND: A

**HEATING SYSTEM: GAS FIRED CENTRAL
HEATING**

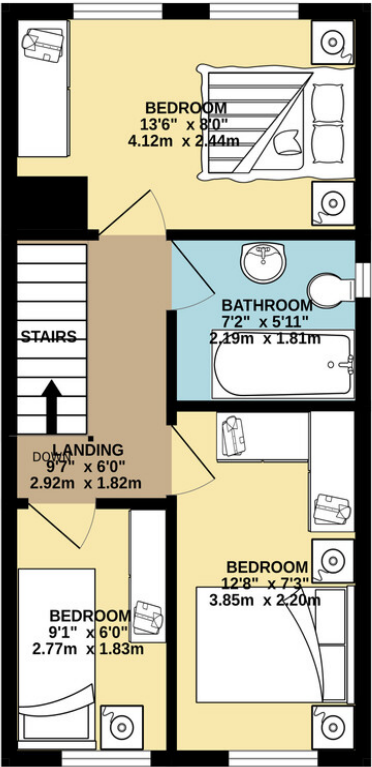
LAST SERVICE: 2025

SERVICES: MAINS

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		