

ABSOLUTELY FABULOUS HOME IN A RURAL LOCATION, THAT NOT ONLY OFFERS SPACIOUS ACCOMMODATION, BUT BEAUTIFUL SURROUNDING FIELD VIEWS AS WELL. Stylishly presented throughout, a viewing is highly recommended to appreciate the family space available within the popular village of Fenwick and available now with no onward chain. This property has plenty to boast about and briefly comprises of superb entrance hallway with feature staircase, cosy lounge with log burner, stunning open plan T-shaped living/kitchen/dining area overlooking the garden, further utility room with further kitchen equipment, walk in wet room, downstairs WC, study, stairs to first floor landing, master bedroom with en-suite shower room, walk-in wardrobe, two further spacious double bedrooms, superb bathroom with freestanding bath, double garage, lovely enclosed rear garden, front garden and gravelled driveway providing off street parking. **FABULOUS QUIET RURAL LOCATION IN DN6.**

ENTRANCE HALL

7' 4" x 13' 6" (2.24m x 4.14m) This delightful house is accessed by the front facing double glazed frosted door leading to the fantastic bright hallway with feature staircase, open access to the living/kitchen/diner, under floor heating, two front facing double glazed windows and spotlights.

LOUNGE

14' 6" x 13' 6" (4.44m x 4.14m) Lovely cosy reception room with feature log burner, front facing double glazed bay window and under floor heating.

STUDY

10' 11" x 9' 11" (3.34m x 3.03m) A versatile room at the front of the house, currently utilised as office space with front facing double glazed window and under floor heating.

WC

6' 8" x 3' 1" (2.05m x 0.95m) Benefiting from a low flush WC, wash hand basin and an extractor fan.

KITCHEN AREA

14' 5" x 11' 6" (4.41m x 3.53m) Modern fitted kitchen cabinetry at base level with beautiful work surfaces incorporating a single and half bowl sink, matching splash back, central breakfast bar, four ring electric hob with extractor fan above, integrated microwave, single electric oven, integrated fridge/freezer, integrated dishwasher, spotlights, rear facing double glazed window, door to the utility room, under floor heating and open access to the living/dining area.

LIVING/DINING AREA

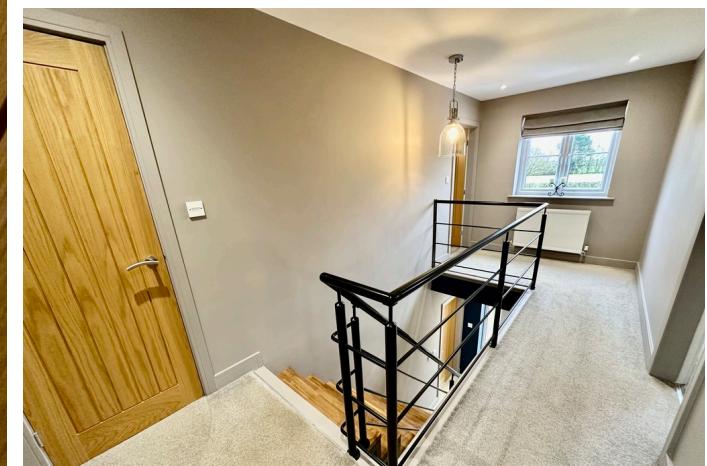
16' 1" x 23' 5" (4.92m x 7.16m max & 3.55m min) The perfect open plan family space with the kitchen providing excellent space for living or dining, benefitting from under floor heating, spotlights, three rear facing double glazed windows and rear facing double glazed French doors to the patio.



UTILITY ROOM

11' 2" x 6' 11" (3.41m x 2.13m) Additional kitchen/utility space with fitted cabinetry, work surfaces incorporating a single and half bowl sink with drainer, four ring electric hob, extractor fan above, single electric oven, space for a fridge/freezer, space for a tumble dryer, plumbing for a washing machine, spotlights, door to the wet room, door to the double garage, rear facing double glazed window and under floor heating.







WET ROOM

5' 8" x 7' 0" (1.73m x 2.14m) Ground floor shower area with wall mounted shower unit, door to the utility room, spotlights, extractor fan and rear facing double glazed frosted door to the garden.

STAIRS

Beautiful staircase leading to the first floor landing from the entrance hall.

LANDING

A generous landing with storage cupboard, front facing double glazed window, radiator, loft access point and spotlights.

BEDROOM

14' 7" x 13' 3" (4.45m x 4.04m) Spacious bedroom with open access to the walk-in wardrobe, door to the en-suite shower room, radiator and front facing double glazed window.

WALK-IN WARDROBE

6' 5" x 11' 11" (1.96m x 3.65m) With fitted wardrobe area, spotlights, radiator and rear facing double glazed window.

ENSUITE

4' 5" x 11' 11" (1.35m x 3.64m) Briefly comprising of a low flush WC, wash hand basin, shower cubicle, radiator, spotlights, extractor fan and rear facing double glazed frosted window.

BATHROOM

10' 7" x 7' 8" (3.25m x 2.35m) Family bathroom with separate shower cubicle, central freestanding bath, wash hand basin within a vanity unit, radiator, spotlights, extractor fan and rear facing double glazed frosted window.



BEDROOM

10' 11" x 13' 6" (3.34m x 4.14m) Further lovely double bedroom with field views to the rear via the rear facing double glazed window and a radiator.

BEDROOM

10' 11" x 11' 8" (3.34m x 3.56m) Another spacious double bedroom at the front with radiator and front facing double glazed window.

FRONT GARDEN/DRIVEWAY

Gate leads to a gravelled driveway providing off street parking for several cars, side access to the rear garden via a gate, small lawned area with a mixture of bushes/shrubs around the border.

DOUBLE GARAGE

Benefits from a front electric garage door, storage cupboard, power points, lighting and rear door to the utility room.

REAR GARDEN

Lovely fence enclosed rear garden, mainly laid to lawn with paved patio and shed.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: F

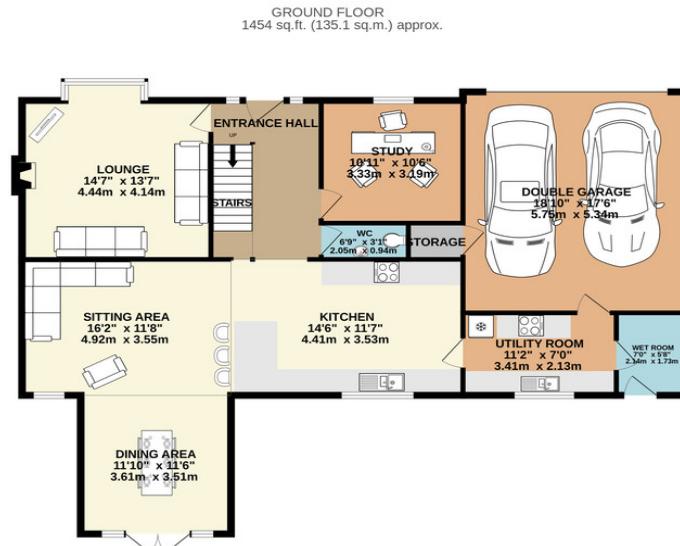
HEATING SYSTEM: OIL FIRED UNDERFLOOR

HEATING/RADIATORS

SERVICES: MAINS ELECTRIC & WATER

SEPTIC TANK IN USE

PROPERTY WAS BUILT IN 2018



TOTAL FLOOR AREA : 2310 sq.ft. (214.6 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 inaccuracy. Prospective purchasers should be aware that 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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		