





SUPERB FAMILY HOME WITH BEAUTIFUL SPACIOUS ACCOMMODATION AND OCCUPYING AN ELEVATED POSITION IN INTAKE, WITH WOODLAND VIEWS. This property is sure to impress purchasers and an early inspection is highly recommended. Now available for sale with no upward chain, this delightful house is pleasantly presented and briefly comprises of entrance hallway, lounge/dining area, kitchen, utility room/side entrance hallway, stairs to the first floor landing, three lovely generous bedrooms, bathroom with three piece suite, front/rear gardens and detached single garage. GREAT BUY IN DN2.



ENTRANCE HALL

6' 1" x 12' 1" (1.87m x 3.69m) This lovely home is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, storage cupboard beneath the stairs and stairs to the first floor landing.

LIVING/DINING ROOM

12' 9" x 21' 10" (3.89m max x 6.67m max) Superb L-shaped reception room ideal for living/dining with front facing double glazed bow window, rear facing double glazed window, feature stone fireplace surround with space for an electric fire, two radiators, telephone point, beam to the ceiling, coving and two feature arch doorways with decorative stone surrounds.

KITCHEN

9' 8" x 9' 1" (2.97m max x 2.79m max) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, partially tiled walls, space for a fridge, space for a cooker with gas hob, plumbing for a dishwasher, coving, radiator, rear facing double glazed window and side facing stable door to the side entrance hallway/utility room.

SIDE ENTRANCE HALLWAY

3' 1" x 19' 10" (0.94m x 6.06m) Front facing double glazed frosted door, rear facing double glazed frosted door, side facing double glazed frosted window and open access to the utility space.

UTILITY ROOM

6' 1" x 7' 3" (1.87m x 2.22m) Benefitting from a front facing glass block window, fitted storage cupboards and eye and base level, space for a fridge/freezer, plumbing for a washing machine, tiled walls and wood panelled ceiling.



STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 1" x 7' 8" (1.87m x 2.36m) Providing access to all bedrooms/bathroom, side facing double glazed frosted window, coving to the ceiling, radiator and loft access point with drop down ladder.







BEDROOM

10' 5" x 10' 4" (3.18m x 3.17m) Double bedroom with front facing double glazed window, fitted wardrobes, storage cupboard and a radiator.

BEDROOM

11' 2" x 9' 1" (3.41m x 2.79m) Further double bedroom with rear facing double glazed window, radiator and coving.

BEDROOM

8' 8" x 7' 10" (2.66m x 2.40m) Single bedroom with built in single bed above the bulk head, providing storage beneath, front facing double glazed window, radiator and coving.

BATHROOM

8' 5" x 5' 5" (2.57m x 1.67m) Three piece suite comprising of a low flush WC, wash hand basin, bath with bi-folding shower screen mounted above, shower unit is wall mounted, partially tiled walls, radiator, coving and rear facing double glazed frosted window.

FRONT GARDEN

Lovely landscaped garden with wall/rockery enclosure, raised rockery with mixed plants/bushes, mature trees, block paved pathway from single gate at the front, paved half circle and pebbled area.

REAR GARDEN

Fence enclosed rear garden with side access gate from the rear shared road, raised block paved patio, slate bed, mature bushes, shrubs and trees.

GARAGE

Single garage providing off street parking, the garage is accessed via the shared access road at the rear of the property.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

INSTALLATION DATE: 2020

LAST SERVICE: SEPTEMBER 2025

ELECTRICS: NOT CHECKED RECENTLY

SERVICES: MAINS

LOFT SPACE: PARTIALLY BOARDED WITH DROP DOWN LADDER

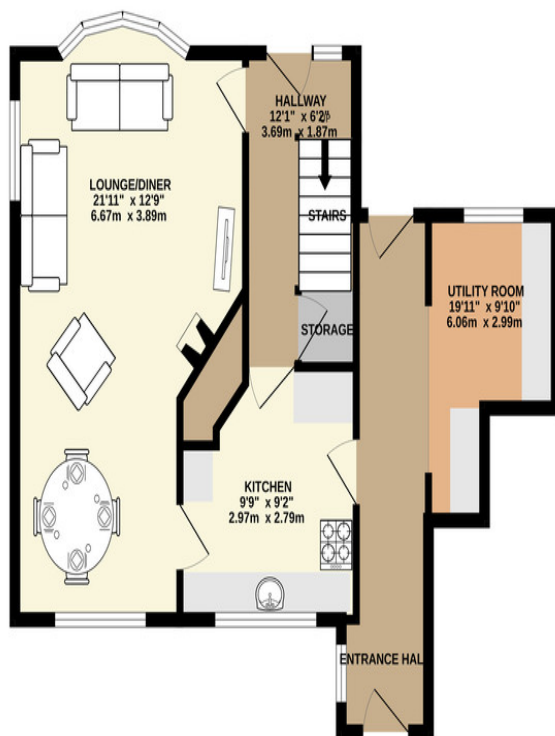
GARDEN FACES: NORTH

GAS METER: UNDER THE STAIRS

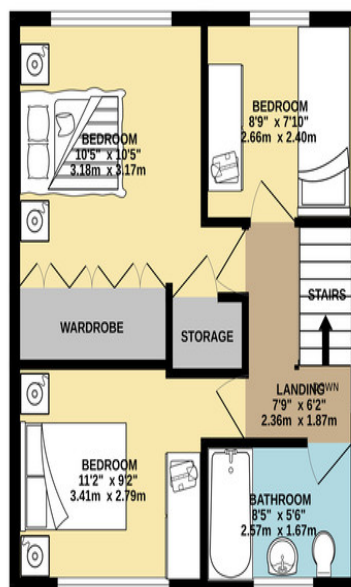
ELECTRIC METER: KITCHEN CUPBOARD

WATER METER: KITCHEN CUPBOARD

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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 coherability or efficiency can be given.

