





DELIGHTFUL FAMILY HOME WITH THREE BEDROOMS, LOVELY RECEPTION SPACE WITH MEDIA WALL AND WITHIN EASY REACH OF LOCAL PRIMARY SCHOOL. An excellent location which is sought after by purchasers and this house should be viewed promptly to avoid any disappointment. Pleasantly presented throughout, it is spacious and briefly comprises of entrance hallway, lounge, kitchen/dining area, utility room, stairs to the first floor landing, three lovely bedrooms, bathroom, front off street parking on the driveway, front corner plot garden and an enclosed rear garden with patio. GREAT BUY IN DN3.

ENTRANCE HALL

13' 1" x 5' 11" (4.00m x 1.81m) The property is accessed via the side facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, stairs to the first floor landing, radiator, coving to the ceiling, feature wall panelling up the stairway, laminate flooring and access doors to both living room and kitchen/diner.

LOUNGE

13' 1" x 10' 11" (4.01m x 3.33m) Superb reception room with recent media wall addition providing space for approx 50 inch television, space for large feature electric fireplace, front facing double glazed window, radiator, coving and laminate flooring.

KITCHEN/DINER

11' 0" x 17' 3" (3.37m max x 5.28m) Beautiful open plan kitchen dining space with front/rear facing double glazed windows, modern fitted kitchen with a range of cabinetry, work surfaces incorporating a single and half bowl sink with drainer unit, four ring induction hob with extractor fan above, single electric oven, partially tiled walls, plumbing for a dishwasher, space for a fridge/freezer, radiator, coving, wall mounted boiler unit and door to the utility room at the rear.

UTILITY ROOM/STORAGE

13' 9" x 5' 11" (4.20m x 1.82m) Additional utility/storage space with fitted units, plumbing for a washing machine, space for a fridge or freezer, rear facing double glazed window, radiator, tiled flooring and side facing double glazed frosted door to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.



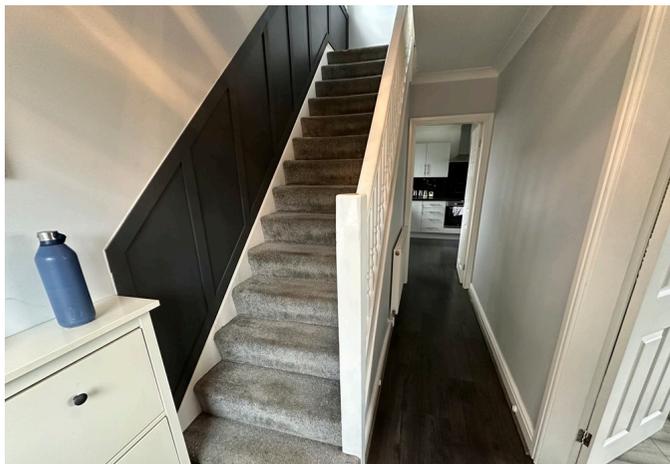
LANDING

10' 2" x 6' 2" (3.12m x 1.88m) Providing access to all bedrooms/bathroom, storage cupboard, rear facing double glazed window, coving and loft access point.

BEDROOM

13' 2" x 8' 8" (4.02m x 2.66m) Fantastic double bedroom with built in storage cupboard, radiator, front facing double glazed window and coving.







BEDROOM

8' 6" x 10' 11" (2.61m x 3.33m) Further double bedroom with built in storage, front facing double glazed window, radiator and coving to the ceiling.

BEDROOM

9' 4" x 8' 5" (2.87m max x 2.57m max) The third bedroom is an ideal single bedroom which is L-shaped with rear facing double glazed window, radiator and coving.

BATHROOM

9' 0" x 6' 0" (2.76m max x 1.85m max) L-shaped bathroom with modern fittings comprising of a low flush WC, wash hand basin with LED storage mirror above, bath with glass shower screen mounted above, dual shower head, extractor fan, spotlights, heated towel radiator, tiled flooring and two rear facing double glazed frosted windows.



FRONT GARDEN/DRIVEWAY

Slate covered V-shaped off street parking area for at least three cars, small lawned front garden with hedge and side access path leading to the gate for the rear garden.

REAR GARDEN

V-shaped fence enclosed rear garden with paved patio, central lawn and shed is included for storage.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

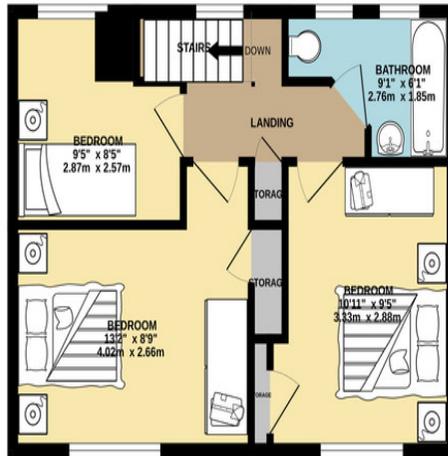
LAST SERVICE: 2022, BUT FURTHER SERVICE BOOKED IN FOR OCTOBER 2025

SERVICES: MAINS

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		