





SUPERB FAMILY HOME IN A SMALL CUL DE SAC OFFERING EXCELLENT WELL PROPORTIONED ACCOMMODATION AND A LOVELY REAR GARDEN. This delightful house on Wickett Hern Road in Armthorpe benefits from easy access to M18, all the local amenities including shops, supermarkets and local schools within a mile. Pleasantly presented throughout, you will not be disappointed when you view this fantastic property, that briefly comprises of entrance hallway, WC, lounge with feature fireplace, separate dining room, conservatory, kitchen, stairs to the first floor landing, four spacious bedrooms, family bathroom, front garden, driveway provides off street parking, garage and rear enclosed garden. **LOVELY HOME IN DN3.**

ENTRANCE HALL

16' 6" x 5' 10" (5.05m x 1.78m) The property is accessed via the front facing double glazed frosted door to the hallway, front facing double glazed frosted window, laminate flooring, door to the integral garage, door to the WC, alarm system and stairs to the first floor.

WC

5' 3" x 3' 10" (1.61m x 1.17m) Benefitting from a low flush WC, wash hand basin within a vanity unit, radiator, partially tiled walls and rear facing double glazed frosted window.

LOUNGE

14' 6" x 11' 4" (4.44m x 3.47m) Fabulous reception room to the front of the house with feature electric fireplace, radiator, front facing double glazed bow window, coving to the ceiling and open arch through to the dining area.

DINING AREA

8' 4" x 9' 11" (2.55m x 3.03m) Additional dining area with open access to the lounge, rear facing double glazed sliding doors to the conservatory and a radiator.

CONSERVATORY

9' 4" x 9' 11" (2.85m x 3.03m) Overlooking the rear garden benefitting from side/rear facing double glazed windows, tiled flooring and side facing double glazed sliding doors to the patio.

KITCHEN

11' 11" x 8' 7" (3.64m x 2.64m) Pleasant kitchen space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, partially tiled splash backs, space for a range style cooker with gas hob, extractor hood above, plumbing for a slimline dishwasher, integrated microwave, integrated washing machine, integrated fridge, radiator, coving, rear facing double glazed window and rear facing double glazed frosted door.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

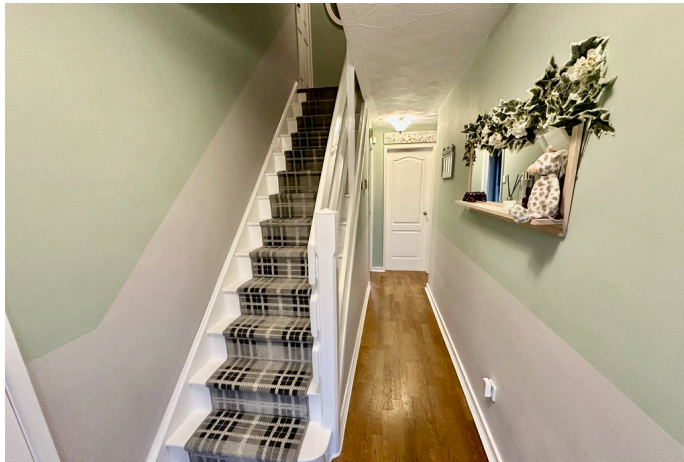
6' 1" x 11' 7" (1.87m x 3.54m) Providing access to all bedrooms/bathroom, storage cupboard above the stairs, loft access point with drop down ladder and the loft space is partially boarded.

BEDROOM

14' 11" x 8' 7" (4.55m max x 3.02m max) L-shaped room with two front facing double glazed windows, radiator, laminate flooring and built in wardrobes.







BEDROOM

11' 1" x 12' 4" (3.40m x 3.76m) Further double bedroom with front facing double glazed window, radiator, coving and fitted wardrobes/dressing table.

BEDROOM

11' 2" x 10' 9" (3.42m x 3.28m) Further spacious bedroom at the rear of the house with rear facing double glazed window, radiator, laminate flooring and coving to the ceiling.

BEDROOM

8' 7" x 10' 9" (2.63m x 3.28m) Fourth lovely bedroom with built in airing cupboard, rear facing double glazed window, radiator and coving.

BATHROOM

5' 7" x 8' 6" (1.72m x 2.61m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, wall mounted shower unit, tiled walls, radiator and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Block paved front driveway providing off street parking, gravelled area and side access to the rear garden.

INTEGRAL GARAGE

7' 7" x 15' 6" (2.33m x 4.73m) Currently utilised as a storage/cinema room with radiator, spotlights and power points.

REAR GARDEN

Fence enclosed rear garden with lower block paved patio, raised lawn with paved pathway, hot tub and a shed included.

NOTES

FREEHOLD PROPERTY

SOLAR PANELS ARE ON A LEASE THROUGH SHADE GREENER

DATE OF LEASE: 14/08/2014

TERM OF LEASE: 25 YEARS FROM 22/09/2010

SERVICES: MAINS

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

LAST SERVICE: 2023





EPC TBC