





EXTENDED BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOUSE THAT PROVIDES A MOVE IN READY STUNNING HOME. An ideal first time buy, offering superb accommodation in a sought after village location within DN3. Immaculately presented throughout and brief comprises of entrance hallway, lounge, L-shaped extended kitchen/diner, sun room, stairs to first floor landing, three lovely spacious bedrooms, fabulous bathroom with three piece suite, enclosed rear garden, driveway to the front, garage to the rear providing parking space and a **MUST VIEW.**

ENTRANCE HALL

5' 11" x 11' 6" (1.82m x 3.53m) The property is accessed via the front facing double glazed frosted door to the hallway with radiator, coving, alarm system, CCTV system with three cameras, front facing double glazed window and stairs to the first floor landing.

LOUNGE

12' 5" x 11' 6" (3.80m x 3.52m) Lovely reception room that is cosy and positioned at the front of the house, front facing double glazed window, blinds included, vertical modern grey radiator and coving to the ceiling.

KITCHEN

7' 10" x 19' 2" (2.39m x 5.86m) Open plan kitchen/diner with a range of fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, five ring gas hob with extractor hood above, electric single oven, space for an American fridge/freezer, plumbing for a dishwasher, plumbing for a washing machine, rear facing double glazed bay window, side facing double glazed window, storage cupboard beneath the stairs, tiled flooring, coving, spotlights and side facing double glazed frosted door.

DINING AREA

12' 11" x 8' 11" (3.96m x 2.74m) Accessed via the kitchen offering dining space with rear facing double glazed French doors to the sun room, tiled flooring, partially wood panelled wall, coving and spotlights.

SUN ROOM

8' 7" x 7' 6" (2.62m x 2.30m) Overlooking the rear garden and additional reception space with rear facing double glazed door to the garden, two rear facing double glazed windows



and tiled flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 3" x 8' 0" (2.21m x 2.44m) Providing access to all bedrooms/bathroom, airing cupboard, coving, loft access point with drop down ladder, loft space is partially boarded and side facing double glazed frosted window.







BEDROOM

11' 4" x 11' 5" (3.46m x 3.49m) Fabulous double bedroom with front facing double glazed window, radiator and partial wood panelled walls.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED CENTRAL HEATING BOILER

LAST SERVICE: 2023

SERVICES: MAINS

BEDROOM

11' 3" x 9' 8" (3.44m x 2.97m) Further double bedroom with rear facing double glazed window, radiator and coving.

BEDROOM

9' 2" x 8' 6" (2.80m x 2.61m max) Single bedroom with built in storage above the stairs and front facing double glazed window.

BATHROOM

7' 8" x 5' 3" (2.36m x 1.62m) Beautiful bathroom with three piece suite comprising of a low flush WC, wash hand basin, L-shaped bath with shower screen mounted above, dual shower head, LED mirror, spotlights, extractor fan, heated towel radiator, tiled flooring, extractor fan and side facing double glazed frosted window.

FRONT GARDEN

Gravelled drive area with open access to the front and side access gate to the rear garden.

GARAGE

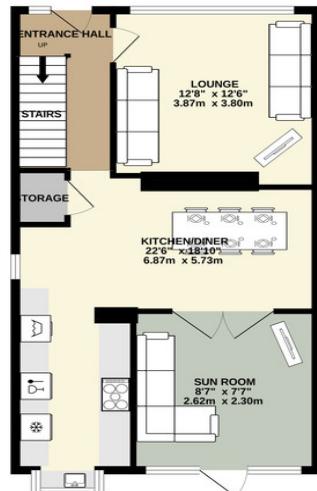
Shared rear access to the garage at the bottom of the rear garden.

REAR GARDEN

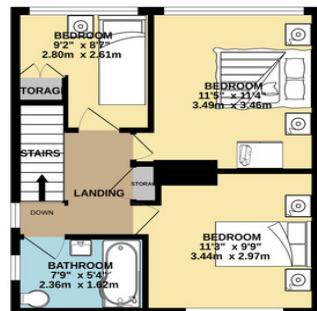
Fence enclosed rear garden with rear access gate, paved patio, paved path, lawn and concrete area.



GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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. Prospective buyers should be aware that these plans should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		