

28 Blackthorn Close

Whitley
DN14 0GE

Offers in the region of
£250,000

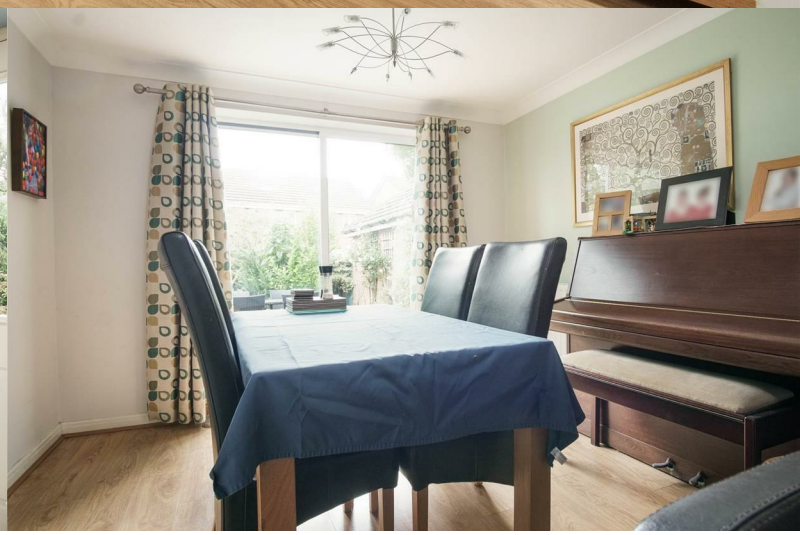


- MODERN FOUR BEDROOM DETACHED HOUSE
- GOOD SIZED THROUGH LIVING/DINING ROOM
- FLEXIBLE ACCOMMODATION
- KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO MAIN BEDROOM
- SECURITY ALARM
- ESTABLISHED GARDENS TO THE REAR
- EASY ACCESS TO MOTORWAY NETWORK









Nestled in the charming area of Whitley, this delightful house offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a good-sized through lounge diner, providing an ideal space for both relaxation and entertaining. The property boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. The master bedroom features an en suite, adding a touch of luxury and privacy to your living experience. Additionally, a downstairs cloakroom enhances the practicality of the home, making it suitable for busy households. One of the standout features of this property is its easy access to the motorway network, making commuting a breeze and connecting you effortlessly to nearby towns and cities. In summary, this house in Whitley presents an excellent opportunity for families or individuals seeking a spacious and well-appointed home in a convenient location.

Composite entrance door leading into:-

Entrance Hall
With doors off to the cloakroom and living room.

Cloakroom
Having a suite comprising wc and wash hand basin. Radiator.

Living Room
5.38m x 2.99m (17'7" x 9'9")
Having a fireplace with a marble effect back and hearth housing a gas fire. With a window to the front elevation and radiator beneath. Stairs off to the first floor with a useful storage cupboard. Opening to:-

Dining Area
3.23m x 2.72m (10'7" x 8'11")
With patio doors into the rear garden.

Kitchen
3.32m x 2.72m (10'10" x 8'11")
Having a good range of beech effect base and wall units. Complimentary work surfaces incorporating a stainless steel sink unit and mixer tap over. With a single electric oven and gas hob (extractor not working). Integrated washing machine, dishwasher and fridge freezer. Having a window to the rear elevation and a door into the rear garden. Cupboard housing the boiler.

Landing
With doors off and a cupboard housing the hot water tank. Access to the roof space.

Bedroom 1
4.7m x 2.69m (15'5" x 8'9")
Having a built in wardrobe and two windows to the front elevation with a radiator beneath. Door into:-

En-Suite Shower
1.97m x 1.73m (6'5" x 5'8")
Being half tiled and having a shower cubicle, wash handbasin set in vanity unit and a wc. With a window to the front elevation.

Bedroom 2
3.21m x 2.73m (10'6" x 8'11")
Having a built in wardrobe and a window to the rear elevation with a radiator beneath.

Bedroom 3
2.72m max x 2.61m (8'11" max x 8'6")
Having a built in wardrobe and a window to the rear elevation with a radiator beneath.

Bedroom 4
2.4m x 2.12m (7'10" x 6'11")
Having a window to the front elevation and a radiator beneath.







Bathroom
2.52m x 1.51m (8'3" x 4'11")
Being half tiled and having a white suite comprising panelled bath (shower over is not working), wash hand basin and wc. With a window to the side elevation.

Garage
4.53m x 2.4m (14'10" x 7'10")
Integrated garage with an up and over door and power connected.

Outside
To the front is a small lawned area with shrubs and a drive providing off road parking. A side gate leads to the rear garden which is well established. There is a lawned area and a large decorative paved and pebbled patio. the garden shed is included in the sale.

Utilities
Mains Electric
LPG Gas
Mains Water (Not Metered)
Mains Sewerage
Mobile* 4G
Broadband* FTTP (Ultra Fast)

*Mobile and broadband information is taken from the OFCOM website but there can be local variations so these should be considered as a guide only. If this is particularly important to you, we recommend you also make your own enquiries.

Service Charge
There is an annual service charge of approx £ 100 per annum which is paid in two instalments (June & December). This covers the maintenance of the shared grounds within the estate.

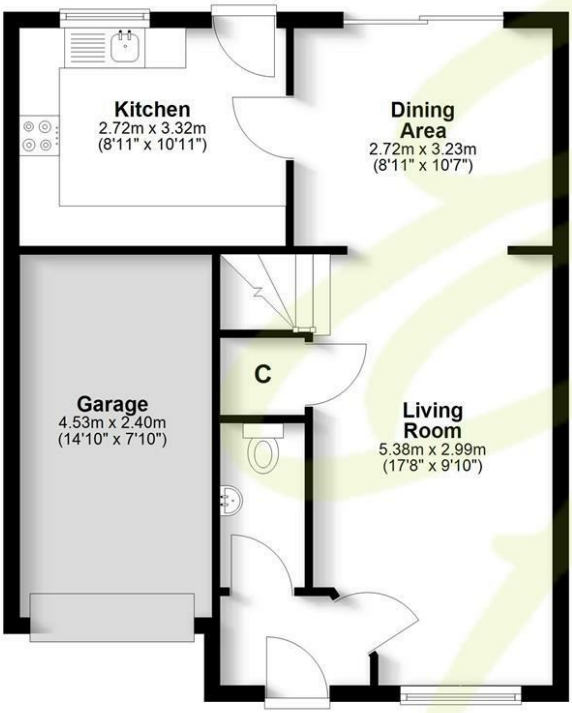
Heating
This is provided by LPG . The property has a gas meter and the LPG is purchased for the whole estate and stored in a central tank. Each property is then billed according to their usage.





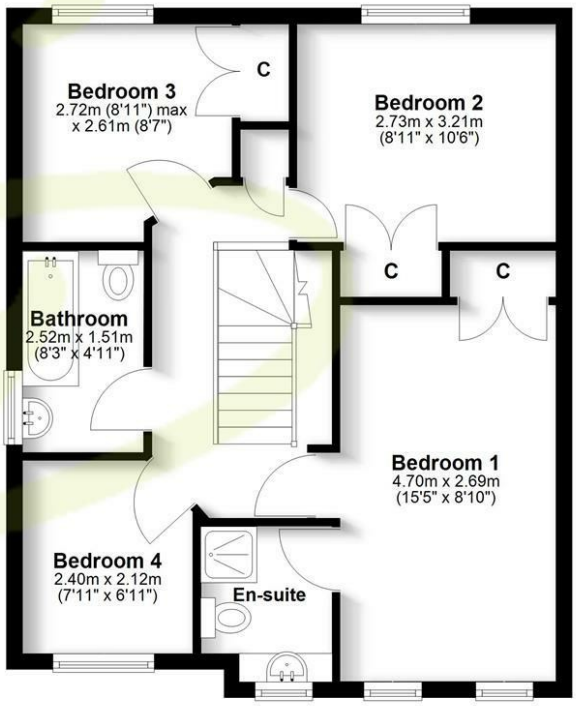
Ground Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



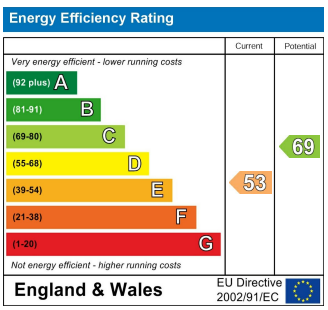
First Floor

Approx. 53.7 sq. metres (577.8 sq. feet)



Total area: approx. 106.1 sq. metres (1141.9 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.



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