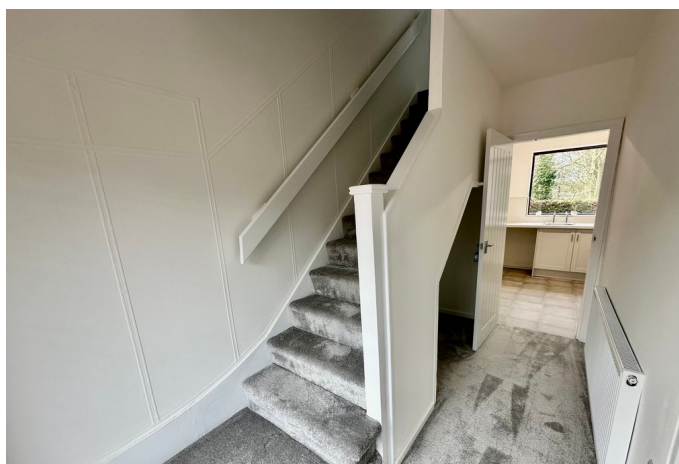






LOVELY OPEN PARK VIEWS TO THE REAR AND A SPACIOUS THREE BEDROOM FAMILY HOME IN A POPULAR DN4 LOCATION. This beautiful home has been transformed with a new kitchen, new bathroom and should be viewed to be fully appreciated. A recent renovation now provides purchasers with a move in ready home that briefly comprises of entrance hallway, lounge, separate dining room, conservatory, kitchen, side entrance hallway/storage, stairs to the first floor landing, three fabulous bedrooms, bathroom, off street parking on the paved driveway, front and rear delightful gardens. **AVAILABLE WITH NO UPWARD CHAIN.**

ENTRANCE HALL

6' 2" x 12' 2" (1.89m x 3.71m) This superb family home is accessed via the front facing single glazed frosted door to the entrance hallway, radiator, stairs to the first floor, under stairs storage space and front facing single glazed frosted window.

LOUNGE

12' 10" x 11' 2" (3.93m x 3.42m) Beautiful reception room with front facing double glazed bow window, radiator, coving, telephone point, television point and door to the dining room.

DINING ROOM

9' 1" x 8' 8" (2.79m x 2.66m) Further reception space ideal for a separate dining room with rear facing double glazed sliding doors to the conservatory, door to the kitchen, radiator and coving.

CONSERVATORY

11' 1" x 5' 6" (3.40m x 1.70m) Versatile space offering views over the rear garden via the side/rear facing single glazed windows and rear facing single glazed door to the garden.

KITCHEN

9' 11" x 9' 3" (3.03m x 2.84m) Fabulous new kitchen with a range of modern fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, partially tiled splash backs, four ring gas hob with extractor hood above, electric single oven, plumbing for a washing machine, space for a fridge/freezer, boiler unit is housed in matching cupboard, radiator, rear facing double glazed window and side facing single glazed frosted door to the side hallway.



SIDE ENTRANCE HALLWAY/STORAGE

Front facing double glazed door leads to the side hallway with further rear facing double glazed door to the garden, two storage spaces, tiled flooring and door to the kitchen.

STAIRS

Leading from the entrance hallway to the first floor landing.







LANDING

6' 4" x 7' 11" (1.95m x 2.42m) Providing access to all bedrooms/bathroom, side facing double glazed window, airing cupboard and loft access point.

BEDROOM

10' 5" x 10' 11" (3.20m x 3.35m) Fantastic double bedroom with front facing double glazed window, radiator and storage cupboard.

BEDROOM

11' 0" x 8' 8" (3.37m x 2.66m) Further spacious double bedroom with rear facing double glazed window, radiator and storage cupboard.

BEDROOM

8' 7" x 7' 10" (2.63m max x 2.39m max) L-shaped bedroom with storage cupboard above the stairs, front facing double glazed window and a radiator.

BATHROOM

8' 0" x 5' 6" (2.44m x 1.69m) Beautiful new bathroom suite comprising of a low flush WC, wash hand basin, bath with glass shower screen mounted above, electric shower unit, partially tiled walls, heated towel radiator and a rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Double gates lead to the paved driveway providing off street parking, wall/hedge enclosure, mature trees/bushes and central lawn with planting beds.

REAR GARDEN

Paved patio, lawned garden, trees, bushes, rear access gate to the park and a fence enclosure.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

COMPLETE RENOVATION: MARCH 2026

ELECTRICS INSTALLATION: FEBRUARY 2026

HEATING SYSTEM: GAS FIRED CENTRAL

HEATING SYSTEM

INSTALLATION DATE: MAY 2025

LAST SERVICE: FEBRUARY 2026

GAS METER LOCATION: FRONT OF HOUSE

ELECTRIC METER LOCATION: IN THE KITCHEN

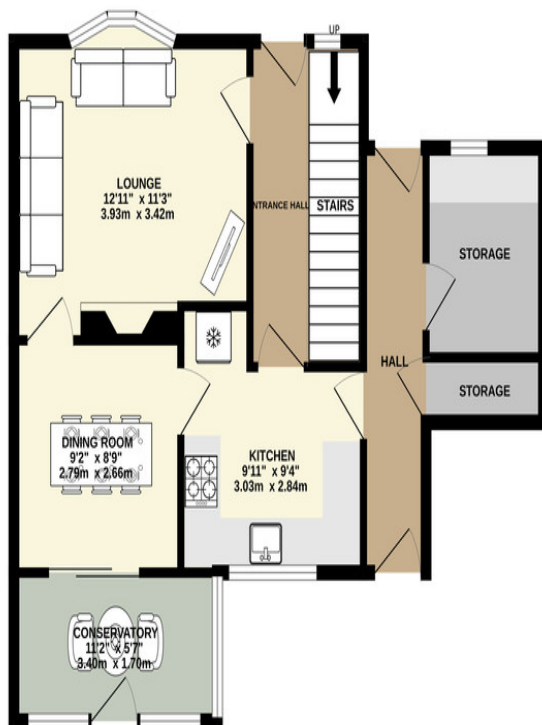
LOFT ACCESS WITH LADDER AND PARTIAL BOARDING

NEW CARPETS & DECOR: MARCH 2026

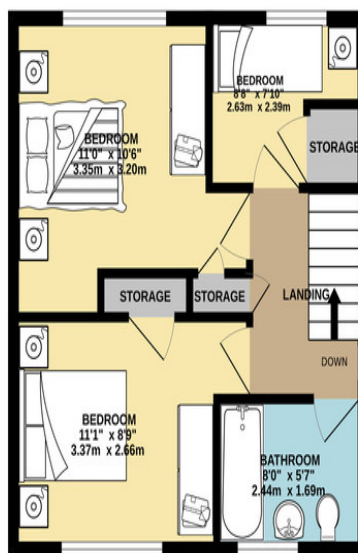
SERVICES: MAINS



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		