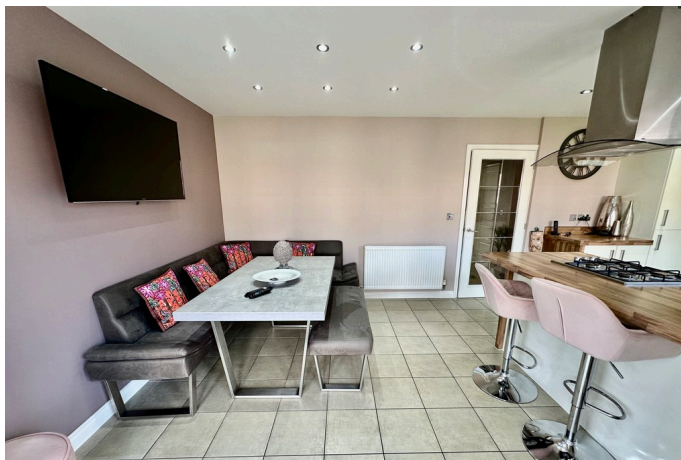






**SIMPLY STUNNING DETACHED FAMILY HOME WITH FOUR BEAUTIFUL BEDROOMS AND FANTASTIC ENTERTAINING KITCHEN/RECEPTION ROOM.**

**Immaculately presented throughout this move in ready modern house is within a mile of M18 access and should be top of the list for purchasers to view. The property in brief comprises of entrance hallway, lounge with bay window, open plan kitchen/dining area with French doors, separate utility room, WC, stairs to the first floor landing, master bedroom with walk-in wardrobe, en-suite shower room, three further spacious bedrooms, family bathroom with separate shower, driveway, integral garage and enclosed rear garden with patio. SUPERB HOME IN DN11.**



#### **ENTRANCE HALL**

4' 3" x 14' 7" (1.32m x 4.45m) This superb family home is accessed via the front facing double glazed frosted door to the hallway, radiator, stairs to the first floor, door to the garage, door to the kitchen and double doors to the living room.

## LOUNGE

10' 1" x 14' 7" (3.08m x 4.45m) Beautifully presented bright reception room with front facing double glazed bay window, radiator and laminate flooring.

## KITCHEN/DINER

19' 1" x 10' 7" (5.83m x 3.24m) Lovely open plan kitchen/dining space with rear facing double glazed French doors to the patio, rear/side facing double glazed windows, open access to the utility room, range of fitted cabinetry at both eye and base level, work surfaces with matching splash backs incorporating a single and half bowl sink with drainer, four ring gas hob with extractor hood above within the matching breakfast bar, electric single oven, integrated dishwasher, integrated fridge/freezer, tiled flooring, spotlights and a radiator.

## UTILITY ROOM

5' 3" x 7' 2" (1.62m x 2.19m) Separate utility space that benefits from matching cabinetry at both eye and base level, work surfaces with matching splash backs, tiled flooring, radiator, plumbing for a washing machine, door to the WC and rear facing double glazed door to the garden.

## WC

5' 0" x 2' 9" (1.53m x 0.86m) Benefitting from a low flush WC, wash hand basin, tiled flooring, half tiled walls and extractor fan.

## STAIRS

Leading from the entrance hallway to the first floor landing.

## MASTER BEDROOM

9' 9" x 10' 9" (2.99m x 3.30m) Stunning master bedroom with walk in wardrobe area, door to the en-suite shower room, rear facing double glazed window and a radiator.



## WALK IN WARDROBE

Mirrored fronted sliding wardrobes and door to the ensuite.

## ENSUITE

5' 9" x 5' 8" (1.77m x 1.73m) Fabulous shower room with low flush WC, wash hand basin, shower cubicle, radiator, spotlights, extractor fan, tiled walls, tiled flooring and rear facing double glazed frosted window.







### **BEDROOM**

8' 9" x 13' 4" (2.69m x 4.07m) Spacious double bedroom with mirror wall mounted, spotlights above, front facing double glazed window and a radiator.

### **BEDROOM**

8' 7" x 11' 1" (2.63m x 3.39m) Further double bedroom with front facing double glazed window and a radiator.

### **BEDROOM**

8' 7" x 10' 9" (2.64m x 3.30m) Overlooking the rear garden with radiator and rear facing double glazed window.

### **BATHROOM**

6' 9" x 8' 5" (2.08m x 2.57m) Fantastic bathroom with separate shower cubicle, bath, low flush WC, wash hand basin, radiator, extractor fan, spotlights and front facing double glazed frosted window.

### **DRIVEWAY & FRONT GARDEN**

Shared access to the off street parking area in front of the house on the driveway leading to the integral garage, railings partially enclose the front lawned garden with decorative bushes surrounding the lawn and there is side access to the rear garden.

### **INTEGRAL SINGLE GARAGE**

9' 9" x 17' 2" (2.98m x 5.25m) The garage currently holds the wall mounted boiler unit, space for a fridge/freezer, power points, lighting and front up and over door.

### **REAR GARDEN**

With a paved patio, mature bushes/trees, slate beds, side access via a path and a fence enclosure.

### **FEES TO BE PAID**

Please note that there is an annual fee to be paid for maintenance of the estate.  
This was £135.83 in 2026.

### **NOTES:**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: D**

**HEATING SYSTEM: GAS FIRED BOILER**

**INSTALLATION DATE: 2016**

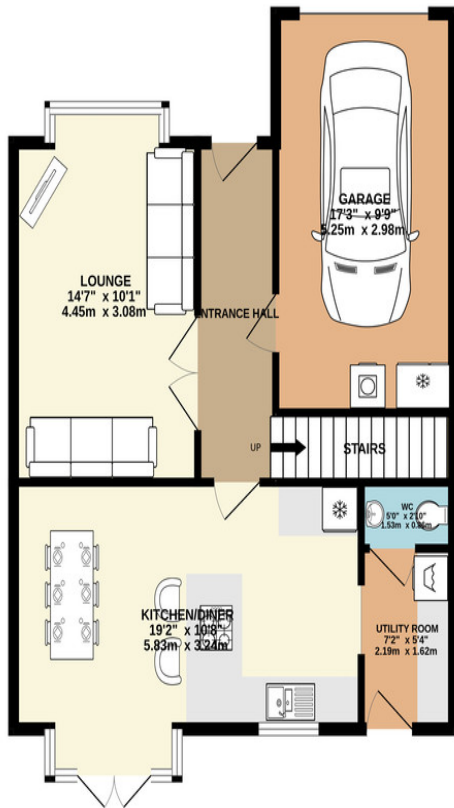
**LAST SERVICE: FEBRUARY 2026**

**ELECTRICAL WIRING INSTALLATION: 2016**

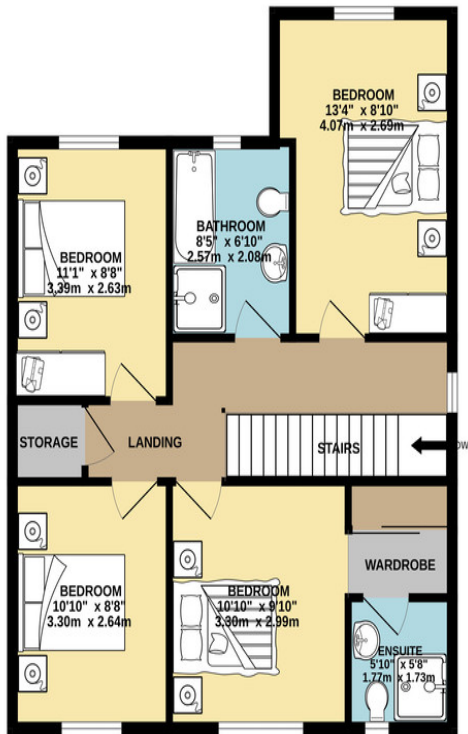
**SERVICES: MAINS**



GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.7 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		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		