



- Extended Detached House
- 3 Well Proportioned Bedrooms
- 20ft<sup>2</sup> Lounge/Diner
- Snug Overlooking Rear Garden

- Shower Room plus Downstairs WC
- Loft Space
- Low Maintenance Rear Garden
- Ample Off Street Parking

Park Street, Winterton, DN15 9UB,  
£245,000





Starkey&Brown are delighted to offer for sale this extended and detached family home on Park Street, ideally positioned in the popular location of Winterton. The accommodation briefly comprises of 3 good size bedrooms and a shower room to the first floor, whilst downstairs boasts an entrance hall, lounge/diner, snug, kitchen, rear lobby and downstairs WC. Additional features include a well appointed loft space, off street parking for numerous vehicles, low maintenance rear garden with summerhouse and outdoor utility room. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C



### Entrance Hallway

Having uPVC double glazed front entrance door, radiator, coved ceiling and stairs rising to the first floor with under stairs storage cupboard.

### Lounge/Diner

12' 0" x 20' 2" (3.65m x 6.14m)

Having uPVC double glazed window to the front aspect, two radiators, open fireplace and double doors into snug.

### Snug

9' 10" x 12' 6" (2.99m x 3.81m)

Having uPVC double glazed French doors to the rear aspect, uPVC double glazed window to the side aspect, two Velux windows and radiator.

### Kitchen

8' 3" x 10' 5" (2.51m x 3.17m)

Having uPVC double glazed window to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit and space for appliances.

### Rear Porch

4' 6" x 4' 3" (1.37m x 1.29m)

Having uPVC double glazed window to the rear aspect and Velux window.

### Downstairs WC

2' 7" x 4' 3" (0.79m x 1.29m)

Having uPVC double glazed window to the side aspect, WC, wash hand basin and radiator.

### First Floor Landing

Having uPVC double glazed window to the side aspect, coved ceiling and loft access.

### Bedroom 1

10' 2" x 10' 8" (3.10m x 3.25m)

Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.

### Bedroom 2

10' 2" x 8' 8" (3.10m x 2.64m)

Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

### Bedroom 3

8' 4" x 7' 6" (2.54m x 2.28m)

Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.

### Shower Room

8' 4" x 5' 2" (2.54m x 1.57m)

Having uPVC double glazed window to the front aspect, corner shower cubicle with rainfall shower and additional handheld shower inset, wash hand basin and WC set in vanity unit and heated towel rail.

### Loft

6' 6" x 19' 1" (1.98m x 5.81m)

Well appointed storage space having two Velux windows and radiator.

### Outdoor Utility Room

8' 0" x 11' 0" (2.44m x 3.35m)

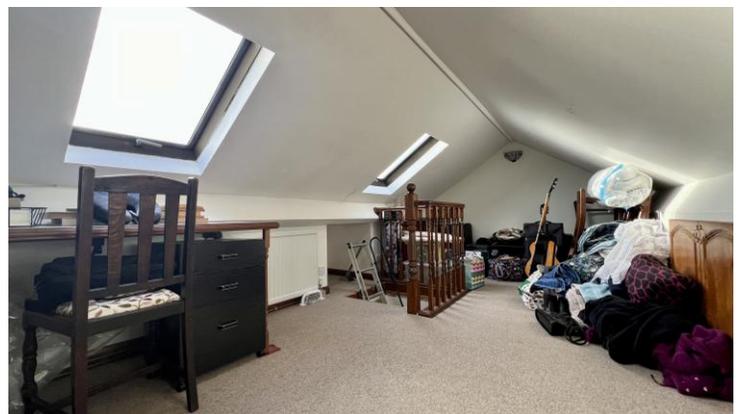
Having door to the front, window to the side, wall and base units with work surfaces over, inset sink and drainer unit and space/plumbing for white goods. Workshop to the rear.

### Outside Rear

Enclosed low maintenance block paved garden with summer house.

### Outside Front

Front garden having two apple trees, two plum trees and three pear trees. Also having off street parking for numerous vehicles.

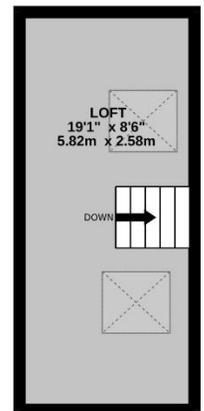
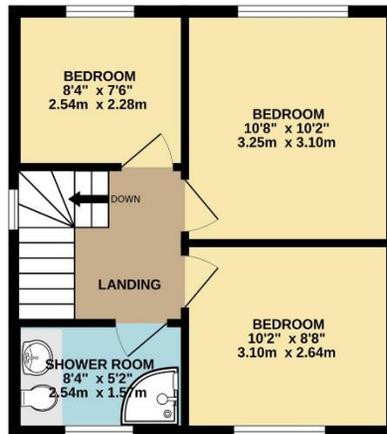
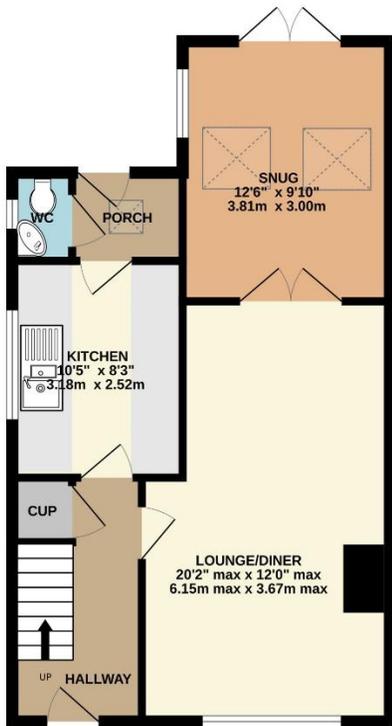




GROUND FLOOR

1ST FLOOR

LOFT



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Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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