

**SUPERB THREE BEDROOM MOVE IN READY HOME ON A POPULAR RESIDENTIAL ESTATE IN STAINFORTH. This house is presented to a high standard and is dressed to impress all buyers, offering not only spacious living accommodation but also lovely garden space and off street parking. An internal inspection is highly recommended and this is sure to be a sought after property. This home in brief comprises of entrance hallway, WC, lounge/diner, kitchen/diner, stairs to the first floor landing, three fabulous bedrooms, bathroom with three piece suite, front/rear lawned gardens with patio and off street parking for 2/3 cars on the gravel driveway. GREAT BUY IN DN7.**

### ENTRANCE HALL

3' 4" x 5' 2" (1.02m x 1.59m) This home is accessed via the front facing door to the hallway, side facing double glazed window, laminate flooring, radiator, door to the WC and door to the lounge.

### WC

2' 9" x 5' 1" (0.85m x 1.56m) Benefitting from a low flush WC, wash hand basin, laminate flooring, radiator and side facing double glazed frosted window.

### LOUNGE/DINER

14' 6" x 14' 7" (4.44m x 4.46m) Spacious reception room ideal for living/dining, stairs lead to the first floor, front facing double glazed window, radiator, laminate flooring, storage cupboard beneath the stairs and door to the kitchen/diner.

### KITCHEN/DINER

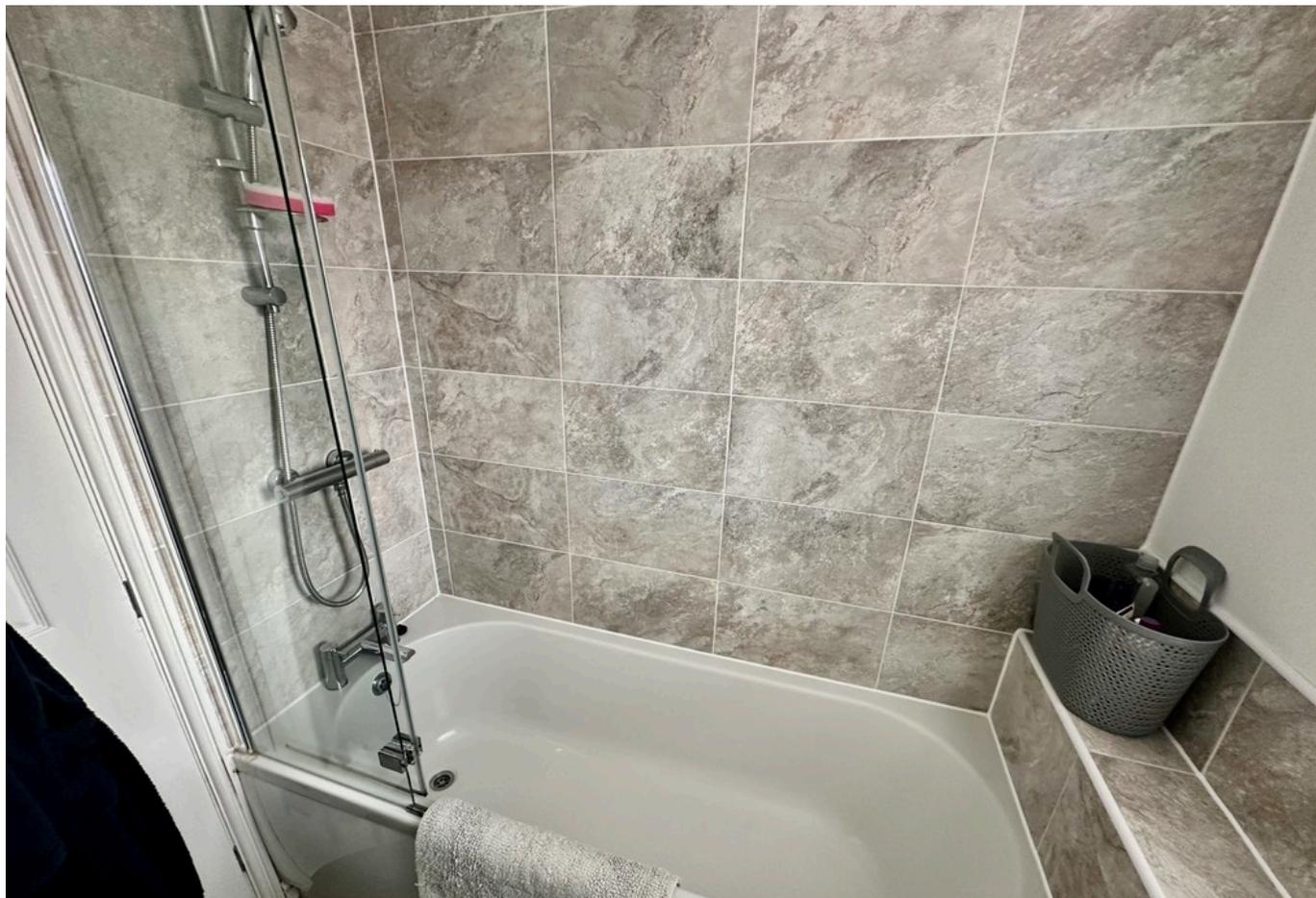
14' 6" x 9' 7" (4.43m x 2.93m) Fantastic modern kitchen with a range of fitted cabinetry, work surfaces incorporating a single bowl sink with drainer, partially tiled splash backs, four ring gas hob with extractor fan above, single electric oven, space for a fridge/freezer, plumbing for a washing machine, radiator, laminate flooring, rear facing double glazed window and rear facing double glazed French doors to the garden.

### STAIRS

Leading from the lounge to the first floor landing.

### LANDING

6' 1" x 9' 7" (1.86m x 2.93m) Providing access to the bedrooms/bathroom, loft access point with drop down ladder and the loft is partially boarded for storage.



### BEDROOM

8' 2" x 11' 3" (2.50m x 3.44m) Beautiful double bedroom with front facing double glazed window and a radiator.

### BEDROOM

8' 5" x 11' 3" (2.57m x 3.43m max) Further spacious bedroom with views over the rear garden via the rear facing double glazed window and a radiator.







### **BEDROOM**

6' 1" x 8' 1" (1.87m x 2.48m) Currently utilised as a dressing room, this single bedroom has a front facing double glazed window and a radiator.

### **BATHROOM**

6' 0" x 6' 0" (1.85m x 1.85m) Pleasantly presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with bi-folding shower screen, shower unit above, partially tiled walls, tiled flooring, heated towel radiator and rear facing double glazed frosted window.



### **FRONT GARDEN & DRIVEWAY**

Small lawned front garden with paved path, side access to the rear garden via a gate and off street parking for 2/3 cars on the gravel driveway to the side.

### **REAR GARDEN**

Lovely fence enclosed garden mainly laid to lawn with paved patio and side access via a gate.

### **NOTES:**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: A**

**HEATING SYSTEM: GAS FIRED COMBINATION BOILER**

**LAST SERVICE: MARCH 2026**

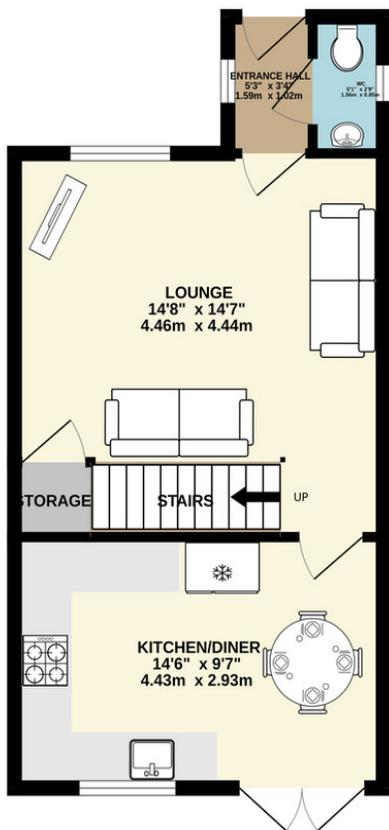
**SERVICES: MAINS**

**GAS/ELECTRIC METER LOCATION: SIDE WALL OF THE HOUSE**

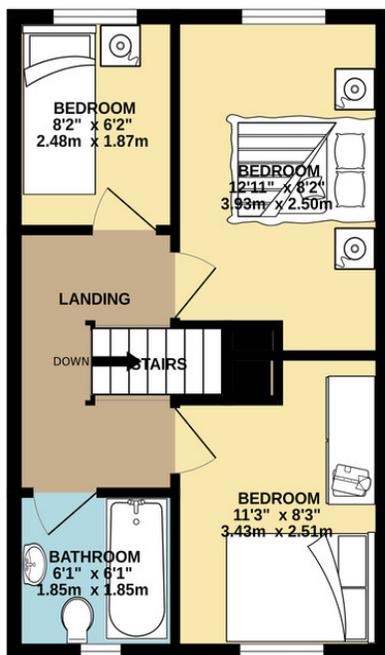
**GARDEN FACES: SOUTH EAST**



GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		