





EXTENDED AND BEAUTIFULLY PRESENTED THREE BEDROOM HOME IN ARMTHORPE. If you are a buyer looking for plenty of family living space with a touch of class, then this is the property for you. This home boasts kerb appeal and the current owners have updated and modernised this stunning home to a fantastic standard that will impress any purchaser. The property in brief comprises of entrance porch, entrance hall, living room, separate dining room, WC, extended open plan kitchen/diner with French doors to the lovely landscaped garden over two tiers, landing, three great size bedrooms and a fabulous shower room with luxury shower unit... **MISS THIS ONE AND YOU WILL REGRET IT.**

ENTRANCE PORCH

5' 10" x 3' 2" (1.78m x 0.99m) What a fabulous entrance into this beautiful family home in Armthorpe via the front facing double glazed door with electric key pad entry, two side facing double glazed windows, radiator, laminate flooring and open access to the entrance hallway.



ENTRANCE HALL

3' 11" x 4' 3" (1.21m x 1.31m) Providing access to the living room and separate dining room, laminate flooring and stairs to the first floor landing.

LIVING ROOM

16' 2" x 11' 5" (4.93m x 3.50m) A lovely living space for any family with double doors leading to the extended kitchen/diner, front facing double glazed bow window providing plenty of light, radiator and coving to the ceiling.

DINING ROOM

16' 1" x 10' 9" (4.92m max x 3.28m reducing to 2.25m)
Further separate living space currently used as a family dining room with front facing double glazed bow window, radiator and laminate flooring.

INNER HALL

5' 10" x 2' 11" (1.80m x 0.89m) Providing access from the separate dining room to the extended kitchen/diner and the WC via a sliding door plus benefitting from tiled flooring throughout.

WC

6' 2" x 2' 10" (1.89m x 0.88m) Accessed via the inner hall and comprises of a low flush WC, extractor fan, tiled flooring and a storage cupboard beneath the stairs.

EXTENDED KITCHEN/DINER

24' 4" x 8' 10" (7.43m x 2.70m) A stunning addition to this property providing the perfect entertaining kitchen, with rear facing double glazed French doors to the patio, further rear facing double glazed door and window. The beautiful fitted kitchen will impress with units at eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring electric induction hob with extractor hood above, double electric oven, space for an American style fridge/freezer, plumbing for a dishwasher, under lighters above work surfaces, radiator, tiled flooring throughout and just a FABULOUS KITCHEN.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

7' 4" x 6' 0" (2.25m x 1.84m increasing to 2.86m) Offering access to all first floor accommodation and benefitting from a rear facing double glazed window and a loft access point.

BEDROOM

11' 5" x 10' 3" (3.48m x 3.13m) A superb double bedroom located at the front of the property with front facing double glazed window, radiator, wood effect laminate flooring and a storage cupboard.







BEDROOM

10' 11" x 8' 5" (3.33m x 2.57m) Further double bedroom located to the front of the property with front facing double glazed window, radiator and a storage cupboard.

BEDROOM

10' 6" x 7' 4" (3.21m x 2.26m) Good sized single bedroom offering views over the rear garden via the double glazed window, radiator and wood effect laminate flooring.

SHOWER ROOM

8' 2" x 5' 5" (2.49m x 1.67m) Lovely family shower room comprising of a low flush WC, wash hand basin within a vanity storage unit, luxury shower cubicle benefitting from a seat, body jets and mirrored backing, plus dual shower heads. With a side facing double glazed frosted window, heated towel radiator, tiled walls, extractor fan and spotlights to the ceiling.

FRONT GARDEN & PARKING

A low maintenance front garden which has been surfaced with decorative concrete to provide off street parking for two cars, open access to the parking is available and enclosed to both sides with feature brick walls and spiral brick posts, plus side access via the ginnel. The kerb appeal is added to with the use of down lighters beneath the canopies above the bow windows.

REAR GARDEN

A beautifully landscaped garden over two tiers with lower decorative concrete patio and upper paved patio leading to the garage conversion. The whole garden is enclosed with a feature garden wall benefiting from several light fixtures, raised astro turf provides a further low maintenance area allowing you to enjoy those sunny days. This lovely space is bordered with raised sleeper beds and a further border wall.

Access from the shared rear area provides further off street parking space via the rear gates leading to the decorative concrete parking area.

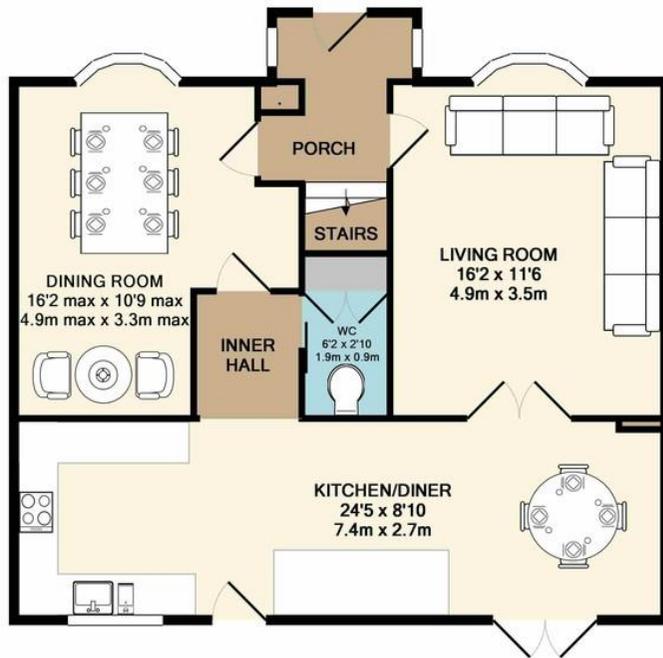
REAR OFF STREET PARKING

Parking for at least one car available on the concrete drive.

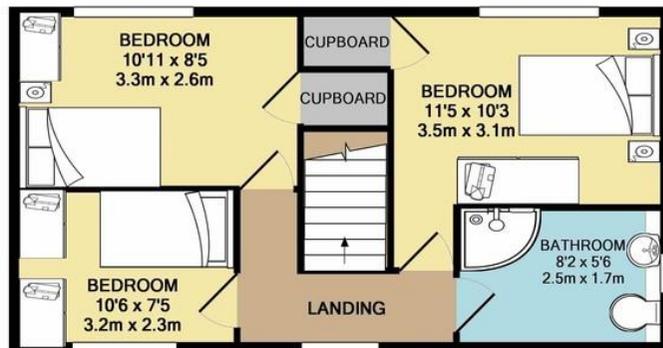
GARAGE CONVERSION

19' 7" x 12' 0" (5.97m x 3.67m) & (2.49m x 3.63m Extension) The garage has been extended and converted into an entertaining space/bar with rear tool storage room. The garage benefits from electric, lighting and an alarm system.





GROUND FLOOR
APPROX. FLOOR
AREA 845 SQ.FT.
(78.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1352 SQ.FT. (125.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

