





A QUIET CUL DE SAC LOCATION IN KIRK SANDALL WITH THREE BEDROOMS. This delightful family home is positioned in the corner of the cul de sac benefitting from a large corner garden and has been extended to the rear with a conservatory. A fabulous property that briefly comprises of entrance porch, entrance hall, living room with French doors to the garden, separate dining room with bay window, kitchen, conservatory, landing, three bedrooms, bathroom with separate shower, off street parking and a garage with electric door. **A SUPERB OPPORTUNITY TO PURCHASE A HOUSE IN A QUIET LOCATION.**

ENTRANCE PORCH

3' 11" x 1' 9" (1.21m x 0.55m) This beautiful spacious family home is accessed via the front facing double glazed frosted French doors to the porch, double glazed frosted windows to the side and access door to the hallway.

ENTRANCE HALL

4' 7" x 4' 5" (1.42m x 1.35m) Front facing double glazed door leads to the entrance hallway providing access to the living room, dining room and stairs, plus benefits from a radiator.



LIVING ROOM

16' 11" x 11' 7" (5.16m x 3.55m) Spacious reception room with rear facing double glazed French doors to the garden, front facing double glazed window, radiator, pebble effect gas fire with a feature decorative surround and coving to the ceiling.

DINING ROOM

11' 10" x 9' 4" (3.63m x 2.87m) A lovely bright second reception room with front facing double glazed bay window, radiator, laminate flooring, coving to the ceiling and access

door to the kitchen.

KITCHEN

15' 0" x 7' 0" (4.59m x 2.14m) A nicely presented kitchen with fitted white units at eye and base level, rolled top surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob, electric double oven, partially tiled splash backs above the work surfaces, plumbing for a washing machine, space for a freestanding fridge, spotlights to the ceiling, coving to the ceiling, tiled flooring, radiator, side facing double glazed window, rear facing double glazed window and a rear facing double glazed frosted door to the conservatory.

CONSERVATORY

10' 9" x 13' 1" (3.28m x 3.99m) A fabulous addition to the property providing further living/dining space overlooking the large rear garden with double glazed French doors to the side, rear facing double glazed windows, side facing double glazed windows and tiled flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

3' 11" x 9' 3" (1.20m x 2.84m) Providing access to all bedrooms and the bathroom, plus rear facing double glazed window and a loft access point.

BEDROOM

10' 5" x 11' 5" (3.19m x 3.49m) A superb double bedroom with two front facing double glazed windows overlooking the cul de sac, fitted mirror fronted wardrobes, radiator and a storage cupboard.







BEDROOM

11' 11" x 9' 4" (3.64m x 2.87m) A second double bedroom with front facing double glazed window, radiator and a storage cupboard.

BEDROOM/BOX ROOM

8' 6" x 5' 2" (2.60m x 1.58m) The third bedroom is currently used as a dressing room, with rear facing double glazed window, wood flooring and a radiator.

BATHROOM

8' 9" x 6' 11" (2.67m x 2.12m) A generous bathroom which comprises of a corner bath, corner shower cubicle, low flush WC, wall mounted floating wash hand basin, spotlights to the ceiling, heated towel radiator and a rear facing double glazed frosted window.



DRIVEWAY & PARKING

A paved frontage for off street parking and a paved driveway leading to the single detached garage.

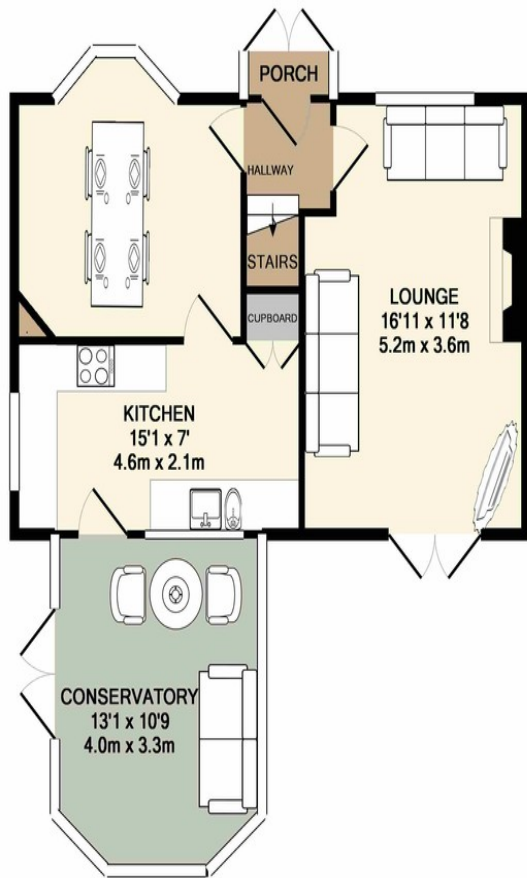
GARAGE

Single garage with electric roller door.

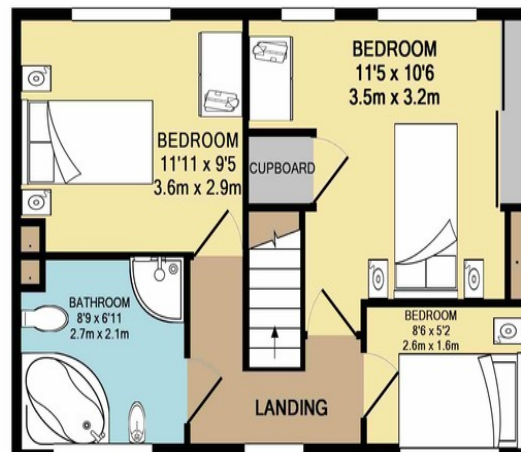
REAR GARDEN

A large corner rear garden which is mainly laid to lawn with a fence enclosure and front access gate.





GROUND FLOOR
 APPROX. FLOOR
 AREA 602 SQ.FT.
 (55.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 451 SQ.FT.
 (41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1053 SQ.FT. (97.8 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

