





A STUNNING FOUR BEDROOM DETACHED HOME LOCATED IN A MUCH SOUGHT AFTER LOCATION ON THE EDGE OF KIRK SANDALL. This wonderful family home is within the catchment area for Hungerhill School and just a short walk to the local railway station. It boasts excellent spacious accommodation throughout and briefly comprises of entrance hall, WC, living room, separate dining room, kitchen, utility room, stairs, landing, master bedroom with en suite shower room, three further double bedrooms, bathroom with white three piece suite, off street parking, detached single garage, front and rear gardens... A MUST SEE AND EARLY VIEWINGS ARE RECOMMENDED AT THIS GREAT PRICE.

ENTRANCE HALL

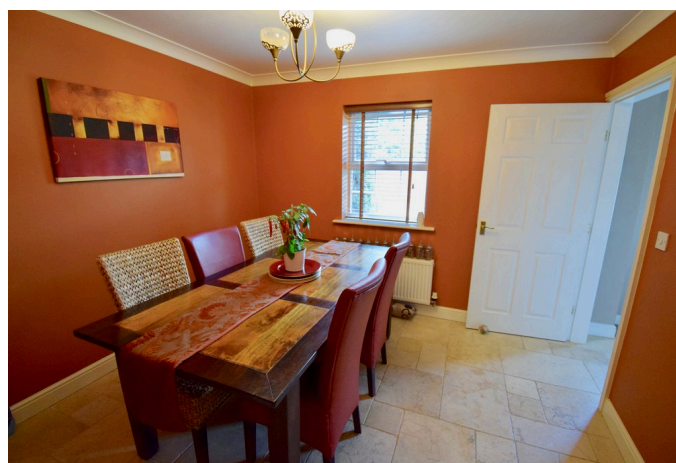
6' 3" x 5' 11" (1.93m x 1.82m) This beautiful home must be top of your list to view with excellent family accommodation on offer, in a prime location within Kirk Sandall and is accessed via the front facing double glazed door leading to the entrance hallway, tiled flooring, stairs to the first floor landing, access to the WC and a wall mounted alarm system.

WC

2' 9" x 6' 4" (0.85m x 1.95m) Accessed via the entrance hallway and benefiting from a low flush WC, wash hand basin with partially tiled splash back, radiator, coving to the ceiling and an extractor fan.

LIVING ROOM

20' 6" x 10' 11" (6.25m x 3.34m) A lovely family living space with rear facing double glazed French doors opening up onto the private patio area, front facing double glazed window allowing plenty of light in, modern pebble effect gas fire and a feature decorative surround, plus a radiator.



DINING ROOM

10' 7" x 9' 8" (3.25m x 2.97m) Further reception room that is currently utilised as a dining area but is a versatile room with front facing double glazed window, radiator, tiled flooring and coving to the ceiling.

KITCHEN

10' 6" x 10' 2" (3.22m x 3.11m) A superb kitchen that is beautifully presented with fitted units at eye and base level, rolled top surfaces incorporating a single and half bowl sink with drainer unit, partially tiled splash backs above the work surfaces, space for a range style cooker with five ring gas hob and extractor hood above, integrated microwave, space for an American style fridge/freezer, integrated fridge, integrated dishwasher, coving to the ceiling, spotlights, radiator, rear facing double glazed window and door to the utility room.

UTILITY ROOM

8' 2" x 5' 11" (2.51m x 1.82m) Very useful space which benefits from a rear facing double glazed door leading to the patio, fitted storage units with rolled top surfaces incorporating a single bowl sink with drainer, plumbing for a washing machine, space for a tumble dryer, wall mounted boiler unit, radiator, tiled flooring, coving to the ceiling and spotlights.

STAIRS

Leading from the entrance hallway to the landing.

LANDING

9' 5" x 2' 9" (2.89m x 0.86m) With a radiator and loft access point.







MASTER BEDROOM

11' 6" x 9' 4" (3.52m x 2.86m) Beautifully decorated master double bedroom with front facing double glazed window, radiator, fitted sliding wardrobes with lighting above, coving to the ceiling and a door to the en suite.

EN SUITE

5' 9" x 5' 10" (1.77m x 1.78m) Wonderful modern en suite that is fully tiled providing the WOW factor, with a shower cubicle, low flush WC, wash hand basin, heated towel radiator, extractor, spotlights and a front facing double glazed window.



BEDROOM

11' 6" x 11' 1" (3.52m x 3.38m) Double bedroom overlooking the front of the property via the front facing double glazed window, radiator and coving to the ceiling.

BEDROOM

10' 9" x 8' 8" (3.28m x 2.65m) Located to the rear of the property, another double bedroom offering views over the rear garden via the double glazed window and a radiator.

BEDROOM

7' 6" x 8' 7" (2.30m x 2.63m) The fourth bedroom is generous in size, it is currently used as a dressing room but would provide a suitable bedroom with rear facing double glazed window, radiator and coving to the ceiling.

BATHROOM

9' 4" x 5' 5" (2.87m x 1.67m) Spacious bathroom benefitting from a white three piece suite comprising of a low flush WC, wash hand basin, bath with a shower mounted above, shower curtain rail, radiator, tiled walls, tiled flooring, spotlights, extractor fan and a rear facing double glazed window.



DRIVEWAY & GARAGE

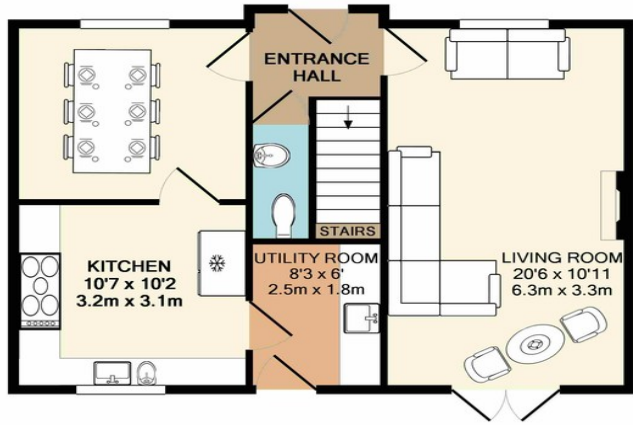
Paved area providing off street parking to the side of the property, leading to the single detached garage which benefits from power supply.

FRONT GARDEN

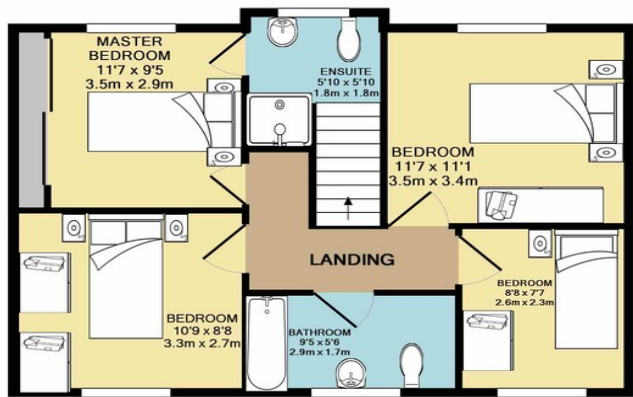
Small low maintenance front garden with mature bushes and shrubs.

REAR GARDEN

The rear garden is perfect for those that want a no hassle garden, with a generous paved area perfect for those family barbeques, fence enclosure for privacy and a side access gate to the driveway.



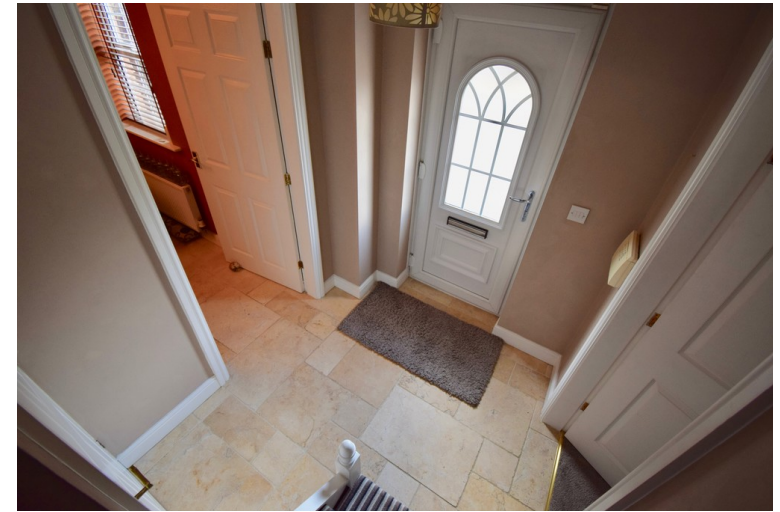
GROUND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	