





WHAT A WONDERFUL FAMILY HOME THIS IS AND BEAUTIFULLY PRESENTED THROUGHOUT, WITH FIVE DOUBLE BEDROOMS AND A PRIME LOCATION IN KIRK SANDALL. This superb detached dwelling is positioned on a large plot on the edge of a popular residential estate and was the former show home. Within walking distance of the local railway station and two miles to M18 access. A delightful spacious house that boasts excellent family accommodation with four bathrooms/shower rooms and must be viewed to be fully appreciated. The property in brief comprises of entrance hall, WC, living room, conservatory, separate dining room, kitchen/diner, utility room, stairs, landing, master bedroom with fitted wardrobes and ensuite shower room, further first floor bedroom with ensuite, third bedroom, family bathroom, stairs to second floor, two bedrooms and another shower room. Outside there is paved off street parking, double garage with WC and a nicely landscaped rear garden. **GREAT PROPERTY IN A FABULOUS LOCATION.**

ENTRANCE HALL

Providing access to this stunning house in DN3, with front facing double glazed frosted door, radiator, laminate flooring, stairs to the first floor and access to the WC.



WC

5' 6" x 3' 6" (1.70m x 1.08m) Benefitting from a low flush WC, wash hand basin, radiator, laminate flooring, spotlights and a rear facing double glazed frosted window.

LIVING ROOM

17' 7" x 12' 10" (5.38m x 3.92m) Superb living room opening up into the conservatory at the rear, with side facing double glazed window, side facing double glazed sliding doors to the conservatory, coving to the ceiling, coal effect

gas fire with a feature surround and a television point.

DINING ROOM

16' 4" x 10' 3" (4.98m x 3.14m) Lovely separate dining space with a front facing double glazed bay window, two side facing double glazed windows and two radiators.

CONSERVATORY

11' 5" x 9' 3" (3.50m x 2.83m) Offering wonderful views of the garden and providing a further sitting room with side facing double glazed French doors to the garden, front/side/rear facing double glazed windows, tiled flooring and a wall mounted electric heater.

KITCHEN/DINER

16' 3" x 9' 8" (4.96m x 2.96m) An open plan kitchen/dining area with modern fitted kitchen units at both eye and base level, fitted breakfast bar with matching work surfaces incorporating a single and half bowl sink with drainer unit, integrated fridge, integrated dishwasher, space for a range style cooker with gas hob, extractor hood above, tiled flooring, radiator, storage cupboard beneath the stairs, front facing double glazed bay window, rear facing double glazed window, door to the utility room and further space for a freestanding fridge/freezer.

UTILITY ROOM

5' 6" x 6' 1" (1.69m x 1.87m) With rear double glazed frosted door to the garden, wall mounted boiler unit, tiled flooring, extractor fan, eye and base level storage units, plumbing for a washing machine, space for a tumble dryer and partially tiled walls.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

11' 7" x 10' 3" (3.55m x 3.14m) Providing access to three bedrooms and the family bathroom, plus benefits from further access to the second floor and a front facing double glazed window.

MASTER BEDROOM

15' 5" x 12' 9" (4.71m x 3.90m) Superb master bedroom with fitted wardrobes, side facing double glazed window, radiator, loft access point and a door to the ensuite.







ENSUITE BATHROOM

6' 0" x 8' 0" (1.84m x 2.44m) Spacious master ensuite with low flush WC, wash hand basin within a vanity unit, shower cubicle, bath, radiator, spotlights, partially tiled walls and an extractor fan.

BEDROOM

11' 6" x 9' 10" (3.53m x 3.02m) The second bedroom also offers fitted wardrobe/dresser, front facing double glazed window, radiator and access door to the second ensuite shower room.



ENSUITE

4' 4" x 9' 9" (1.34m x 2.99m) With a rear facing double glazed frosted window, low flush WC, wash hand basin within a vanity unit, shower cubicle, radiator, spotlights, partially tiled walls and a wall mounted mirror unit with lighting.

BEDROOM

10' 2" x 9' 0" (3.12m x 2.75m) Third bright and airy bedroom with two double glazed windows both side and front facing, radiator and fitted wardrobes/storage.



BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m) Providing a three piece bathroom suite comprising of a low flush WC, wash hand basin, bath, partially tiled walls, spotlights to the ceiling and a rear facing double glazed frosted window.

STAIRS

Leading from the first floor landing to the second floor.

SECOND FLOOR LANDING

11' 1" x 8' 9" (3.38m x 2.69 m max) Providing access to two further bedrooms/shower room, loft access point and a

radiator.

BEDROOM

13' 3" x 10' 10" (4.05m x 3.31m) Another lovely bright bedroom with two windows to the front and side, plus a radiator and fitted wardrobes.

BEDROOM

13' 3" x 10' 0" (4.05m x 3.07m) The final bedroom is again a double bedroom with front facing double glazed window and a radiator.

SHOWER ROOM

11' 1" x 4' 0" (3.38m x 1.23m) Nicely presented shower room with low flush WC, wash hand basin within a vanity unit, shower cubicle, spotlights, radiator and a rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

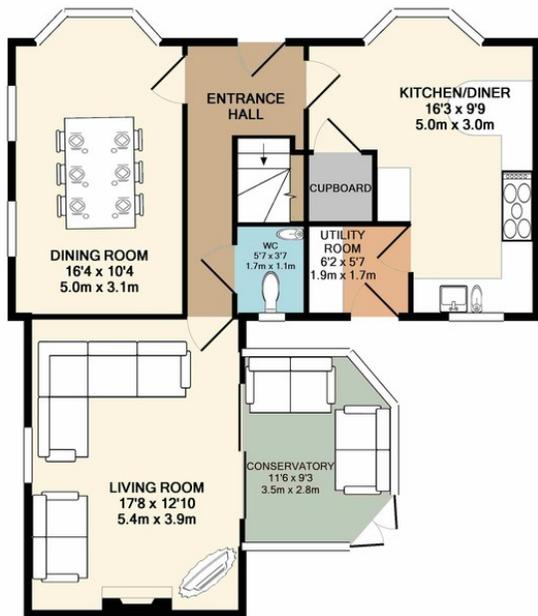
With a shared access to the paved drive providing off street parking for two cars in front of the garage and further parking space in front of the property, plus a small front garden with a mixture of shrubs/bushes. Side access is available to the rear garden via a gate.

DOUBLE GARAGE & WC

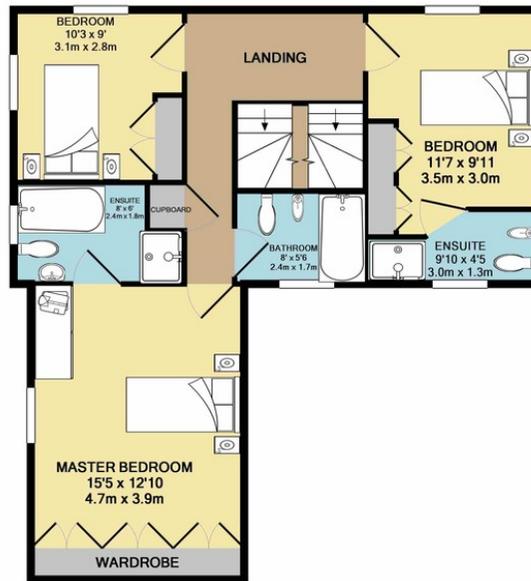
With an electric door providing access to the oversize garage that benefits from power, lighting and a WC.

REAR GARDEN

Lovely landscaped rear garden which is mainly laid to lawn with shrub bed borders, paved patio and a fence enclosure.



GROUND FLOOR
APPROX. FLOOR
AREA 856 SQ.FT.
(79.5 SQ.M.)

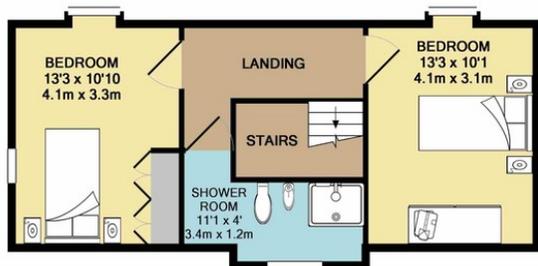


1ST FLOOR
APPROX. FLOOR
AREA 737 SQ.FT.
(68.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2024 SQ.FT. (188.0 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.

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2ND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C	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
(81-91) B		
(69-80) C	73	
(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	