





**LOVELY FAMILY HOME IN BENTLEY WITH THREE BEDROOMS AND A KITCHEN EXTENSION.** A delightful house located on Arthur Avenue in a popular family location within DN5. The property offers great family space with two reception rooms and a large extended open plan kitchen/diner. In brief it comprises of entrance porch, entrance hall, living room with feature fireplace, extended open plan kitchen/dining room, separate dining room, stairs, landing, three bedrooms, bathroom, front/rear gardens and a GREAT BUY.

#### **ENTRANCE PORCH**

6' 11" x 5' 6" (2.11m x 1.68m) A front extension to the original property offers a spacious entrance porch with front facing double glazed door, side facing double glazed window, radiator and a laminate floor.

#### **ENTRANCE HALL**

3' 8" x 2' 11" (1.13m x 0.90m) Accessed via the porch through the front facing double glazed frosted door and also benefitting from internal doors to the reception space and stairs to the first floor landing.

#### **LIVING ROOM**

16' 11" x 10' 11" (5.17m x 3.35m) Lovely bright living space perfect for the family with front facing double glazed window, rear facing double glazed window, two radiators, pebble effect gas fire with a feature decorative surround, dado rail and a television point.

#### **DINING ROOM**

11' 3" x 9' 10" (3.43m x 3.00m) Further reception space accessed from the extended kitchen/diner with front facing double glazed window, radiator and a dado rail.



### EXTENDED KITCHEN/DINER

17' 4" x 14' 9" (5.29m x 4.51m) A fabulous open plan kitchen/diner that has been extended to provide further space and benefits from a fitted kitchen with units at eye and base level, rolled top surfaces incorporating a single bowl sink with drainer unit, four ring gas hob, electric single oven, integrated dishwasher, space for an American style fridge/freezer, plumbing for a washing machine, partially tiled walls above the work surfaces, heated towel radiator, laminate flooring, storage area beneath the stairs, rear facing double glazed window, side facing double glazed window and a rear facing double glazed door to the garden.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

9' 1" x 7' 2" (2.77m x 2.20m) Providing access to all bedrooms/bathroom, plus a rear facing double glazed window, radiator and a loft access point.

### BEDROOM

11' 3" x 9' 6" (3.43m x 2.92m) Lovely double bedroom located to the front of the property, with a front facing double glazed window and a radiator.

### BEDROOM

Further spacious bedroom positioned at the front of the property with a front facing double glazed window and a radiator.

### BEDROOM

7' 7" x 8' 3" (2.33m x 2.54m) Single bedroom overlooking the rear garden via the rear facing double glazed window and a radiator.







### **BATHROOM**

6' 11" x 8' 0" (2.13m x 2.46m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with a shower attachment, shower curtain rail mounted above, radiator, partially tiled walls and a rear facing double glazed frosted window.

### **FRONT GARDEN**

Fence enclosed front garden with single gate access to the path, small laid to lawn area and a gravelled area.



### **REAR GARDEN**

Great sized garden with fence enclosure, raised decking area, lawn and a shed.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		83
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	