





A MUCH SOUGHT AFTER LOCATION WITHIN KIRK SANDALL PROVIDING THE IDEAL FAMILY HOME WITH THREE BEDROOMS AND A FABULOUS KITCHEN/DINER. Semi-detached house located on Sutton Road which has been much improved to provide a beautiful house with lovely large rear garden and simply must be seen to be fully appreciated. In brief the property comprises of entrance hall, living room, conservatory, open plan kitchen/dining area, WC, stairs, landing, three bedrooms, bathroom, driveway, garage, front and rear gardens. **A PROPERTY TO BE PROUD OF AND YOU SHOULD VIEW EARLY.**

ENTRANCE HALL

4' 7" x 4' 3" (1.41m x 1.31m) A fantastic family home that offers wonderful accommodation that has been tastefully modernised and is accessed via the front facing double glazed door, leading to the entrance hallway and stairs to the first floor landing.

LIVING ROOM

16' 11" x 11' 8" (5.16m x 3.58m) Lovely bright reception room with rear facing double glazed French doors to the garden, front facing double glazed window, radiator, coving to the ceiling, television point and a telephone point.

KITCHEN/DINER

16' 10" x 11' 10" (5.14m x 3.63m) This kitchen/diner definitely has the wow factor with a range of modern fitted units at eye and base level, square edge work surfaces incorporating a single and half bowl sink with drainer, four ring electric hob with extractor hood above, double electric oven, integrated microwave, space for a freestanding American style fridge/freezer, integrated dishwasher, integrated washing machine, boiler housed in a cupboard, tiled flooring, partially tiled splash backs above the work



surfaces, two radiators, television point, front facing double glazed bay window, rear facing single glazed window and a rear facing double glazed door to the conservatory.

CONSERVATORY

15' 3" x 5' 4" (4.67m x 1.64m) Accessed from the kitchen and providing a nice room to sit and enjoy the garden from, with rear and side facing double glazed windows, rear facing double glazed French doors to the garden and a door to the WC.

WC

4' 8" x 2' 7" (1.43m x 0.80m) Benefitting from a low flush WC and a side facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

9' 7" x 3' 11" (2.94m x 1.20m) Providing access to bedrooms/bathroom, rear facing double glazed window, coving to the ceiling, spotlights, radiator and a loft access point.

BEDROOM

11' 8" x 11' 5" (3.57m x 3.49m) Spacious double bedroom with fitted mirror fronted sliding wardrobes, two front facing double glazed windows, radiator, storage cupboard, radiator and coving to the ceiling.

BEDROOM

9' 5" x 12' 0" (2.88m x 3.66m) Positioned to the front of the property a further double bedroom with front facing double glazed window, radiator, storage cupboard and coving to the ceiling.







BEDROOM

8' 5" x 7' 1" (2.58m x 2.16m) A single bedroom with rear facing double glazed window, radiator and laminate flooring.

BATHROOM

8' 5" x 5' 0" (2.59m x 1.54m) Beautifully presented bathroom with three piece white suite, comprising of a low flush WC, wash hand basin within a vanity unit, small bath with shower screen mounted above, dual shower head, tiled flooring, tiled walls, heated towel radiator, wall mounted mirror with lighting, spotlights to the ceiling and a rear facing double glazed frosted window.



FRONT GARDEN

Wall/fenced frontage, open access to the driveway, small central laid to lawn area and side access to the rear garden.

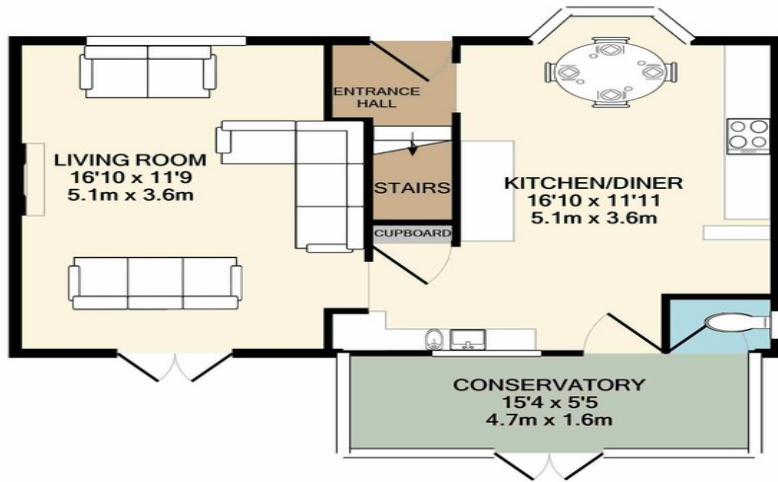
DRIVEWAY & GARAGE

Providing off street parking for two cars on the driveway leading to the single garage at the rear with double door access.

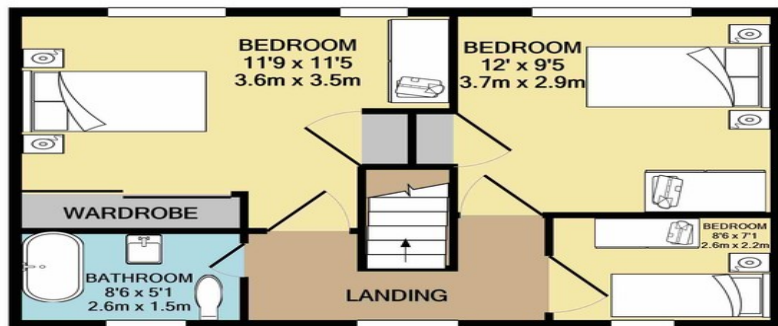
REAR GARDEN

Fabulous rear garden, perfect for a family with a variety of space including raised decking area to the side/rear, central laid to lawn area, side access gate to the driveway, paved patio and shrub beds.





GROUND FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 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		82
(55-68) D		
(39-54) E	57	
(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		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	