





LOCATED IN A POPULAR PART OF ARMTHORPE AND OFFERING EXTENDED FAMILY ACCOMMODATION. This lovely semi-detached house has been extended to the rear with a conservatory and storage room. It boasts tasteful decor throughout and will not disappoint any purchaser looking for a spacious family home. The property in brief comprises of entrance hall, living room, conservatory, kitchen/diner, rear hall, WC, storage room, stairs, landing, two spacious double bedrooms, further bedroom offering access to the loft space currently utilised for storage, bathroom, large rear garden **AND MUST BE SEEN TO BE FULLY APPRECIATED.**

ENTRANCE HALL

3' 10" x 4' 0" (1.19m x 1.22m) Providing access to this lovely home via the front facing double glazed frosted door to the entrance hallway, with tiled flooring and stairs to the first floor landing.

LIVING ROOM

16' 2" x 10' 5" (4.93m x 3.20m) Spacious reception room opening out into the conservatory extension via the rear facing double glazed French doors, front facing double glazed bow window, radiator, telephone point and alcoves with spotlights.

CONSERVATORY

10' 0" x 11' 3" (3.07m x 3.44m) Wonderful addition to an already spacious property offering views over the garden, rear facing double glazed windows, rear facing double glazed French doors, side facing double glazed windows and a radiator.



KITCHEN/DINER

16' 0" x 6' 0" (4.88m x 1.85m) Beautiful open plan kitchen/diner with modern fitted units at eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring electric hob with extractor hood above, double electric oven, integrated fridge/freezer, plumbing for a washing machine, space for a tumble dryer, fitted breakfast bar, integrated dishwasher, door to the rear hall, rear facing double glazed window, front facing double glazed window and a radiator.

REAR HALL

5' 10" x 2' 11" (1.80m x 0.89m) Providing access to the rear storage room/WC, rear facing double glazed door and tiled flooring.

WC

5' 5" x 2' 9" (1.67m x 0.86m) Benefitting from a low flush WC, radiator and tiled flooring.

REAR STORAGE ROOM

3' 4" x 7' 6" (1.04m x 2.30m) Part of the extension to the property this room offers storage space with a side facing door to the garden, access to the rear hall, tiled flooring and partially tiled walls.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

9' 6" x 3' 7" (2.91m x 1.11m) Providing access to all bedrooms/bathroom, rear facing double glazed window and a radiator.



BEDROOM

9' 10" x 10' 5" (3.00m x 3.19m) Positioned at the front of the property with a front facing double glazed window, storage cupboard, radiator and a picture rail.

BEDROOM

10' 2" x 7' 9" (3.11m x 2.38m) Further spacious bedroom with front facing double glazed window, radiator and laminate flooring.







BEDROOM/ACCESS TO LOFT

8' 2" x 7' 11" (2.50m x 2.42 including loft stairs) This room was the third bedroom but it must be noted that stairs have been added to the loft from this room, with rear facing double glazed window and plumbing for a radiator.

BATHROOM

7' 2" x 5' 9" (2.19m x 1.77m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with a shower screen mounted above, shower attachment, heated towel radiator, extractor fan, spotlights, tiled flooring, tiled walls and a rear facing double glazed frosted window.



LOFT SPACE

Open access from the third bedroom offering storage space and benefits from a rear facing double glazed window and storage cupboards.

FRONT GARDEN

Laid to lawn, open access to the driveway and double gates to the side providing access to the rear garden.

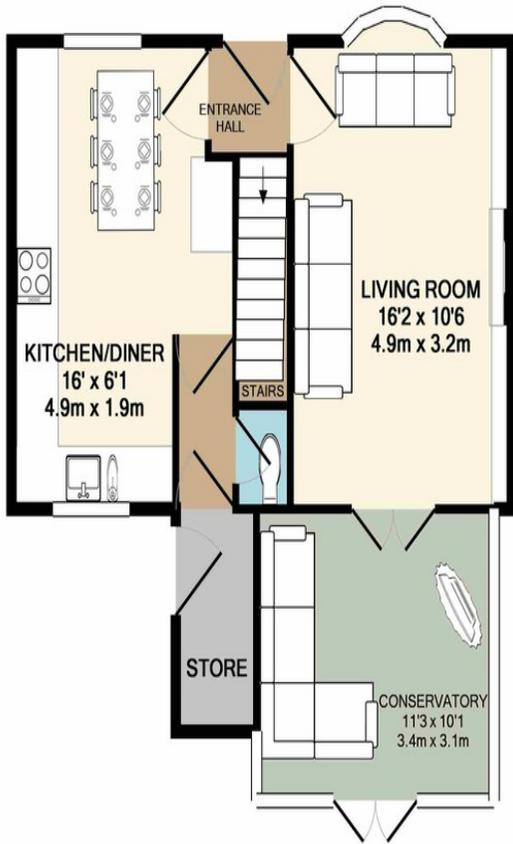
REAR GARDEN

Large garden with a paved patio, central lawn, fence enclosure, shed, raised decking, outdoor power socket and side access to the front via the double gates.

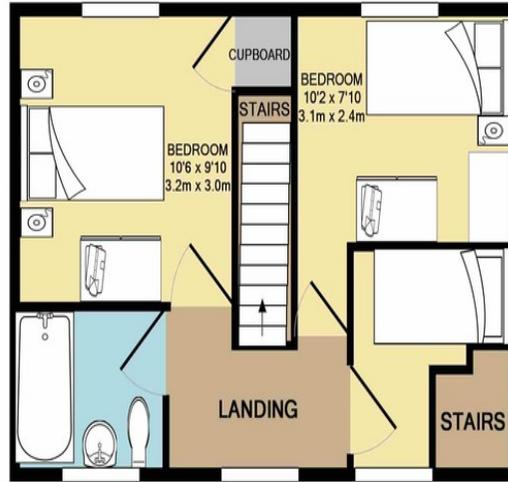


GARAGE

Single garage currently utilised for storage, positioned at the rear of the garden.



GROUND FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 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



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