





**FABULOUS FAMILY HOME IN EDENTHORPE THAT IS IMMACULATEDLY PRESENTED AND OFFERS FOUR SPACIOUS BEDROOMS.** Positioned on a recent development within a sought after location in DN3, this property will definitely not disappoint, with a beautiful open plan kitchen/dining area and lovely master bedroom with dressing area and ensuite. Viewings are highly recommended to fully appreciate this delightful home. The property in brief comprises of entrance hall, living room, kitchen/dining area, utility area, WC, stairs, landing, master bedroom with dressing area, ensuite shower room, three further bedrooms, bathroom with separate shower, integral single garage, paved parking, plus front/rear gardens. **A GREAT BUY!**

#### **ENTRANCE HALL**

14' 9" x 6' 2" (4.51m x 1.88m) This wonderful family house is accessed via the front facing double glazed door, front facing double glazed window, laminate flooring, vertical radiator, storage cupboard beneath the stairs, door to the integral garage and stairs to the first floor landing.

#### **LIVING ROOM**

15' 5" x 10' 6" (4.72m x 3.21m) Lovely bright reception room with front facing double glazed bay window, radiator and a television point.

#### **KITCHEN/DINER**

21' 4" x 11' 1" (6.51m x 3.38m) The WOW factor of the property is definitely the open plan kitchen/dining area with rear double glazed French doors leading to the gardens, further rear/side facing double glazed windows providing plenty of light, vertical radiator, laminate flooring, beautiful modern kitchen units at eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, single electric



oven, integrated fridge/freezer, integrated dishwasher, partially tiled splash backs above the work surfaces, space for a freestanding fridge/freezer, spotlights to the ceiling and open arch to the utility area.

### UTILITY AREA

5' 10" x 4' 11" (1.79m x 1.51m) With fitted base units, integrated washing machine, space for a tumble dryer, door to the WC, radiator, laminate flooring and rear facing double glazed door.

### WC

5' 10" x 2' 9" (1.79m x 0.86m) Benefitting from a low flush WC, wash hand basin, heated towel radiator, partially tiled walls and a side facing double glazed frosted window.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

16' 7" x 6' 5" (5.07m x 1.97m) Providing access to the first floor accommodation, front facing double glazed window, storage cupboard, radiator and a loft access point.

### MASTER BEDROOM

10' 5" x 10' 2" (3.18m x 3.10m) Fantastic master bedroom with dressing area/fitted wardrobes, rear facing double glazed window overlooking the garden, radiator and a door to the ensuite.

### DRESSING AREA

Accessed via an open arch from the bedroom and benefits from fitted wardrobes.



### ENSUITE

8' 0" x 4' 6" (2.46m x 1.38m) Nicely presented ensuite shower room comprising of a low flush WC, wash hand basin, shower cubicle, heated towel radiator, spotlights, extractor fan, partially tiled walls and a side facing double glazed frosted window.







### **BEDROOM**

10' 11" x 10' 5" (3.33m x 3.18m) A double bedroom positioned to the front of the property with front facing double glazed window and a radiator.

### **BEDROOM**

11' 0" x 10' 0" (3.36m x 3.05m) Spacious bedroom also overlooking the front of the property via the front facing double glazed window and a radiator.

### **BEDROOM**

9' 8" x 9' 8" (2.95m x 2.95m) The last bedroom also offers plenty of space and benefits from fitted wardrobes, rear facing double glazed window and a radiator.



### **BATHROOM**

9' 5" x 6' 9" (2.88m x 2.08m) Fabulous bathroom comprising of a low flush WC, wash hand basin, bath, separate shower cubicle, partially tiled walls, spotlights, extractor fan, heated towel radiator and a rear facing double glazed frosted window.

### **INTEGRAL SINGLE GARAGE**

With an up and over door, fitted base storage units and a wall mounted boiler unit.

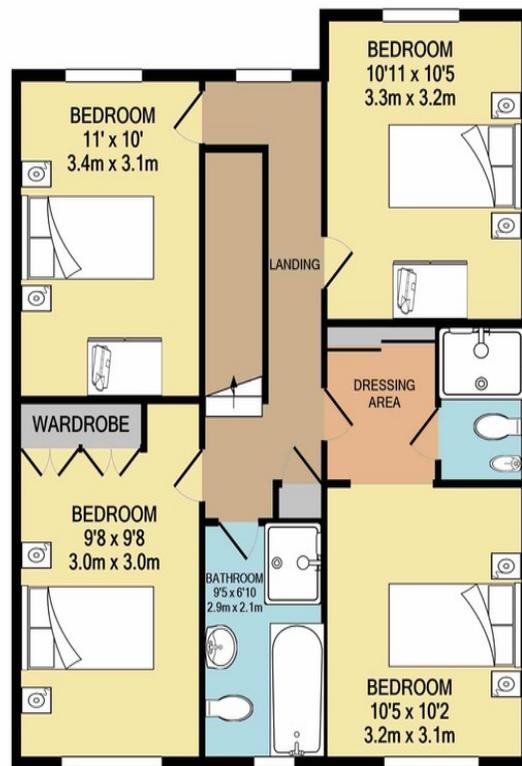
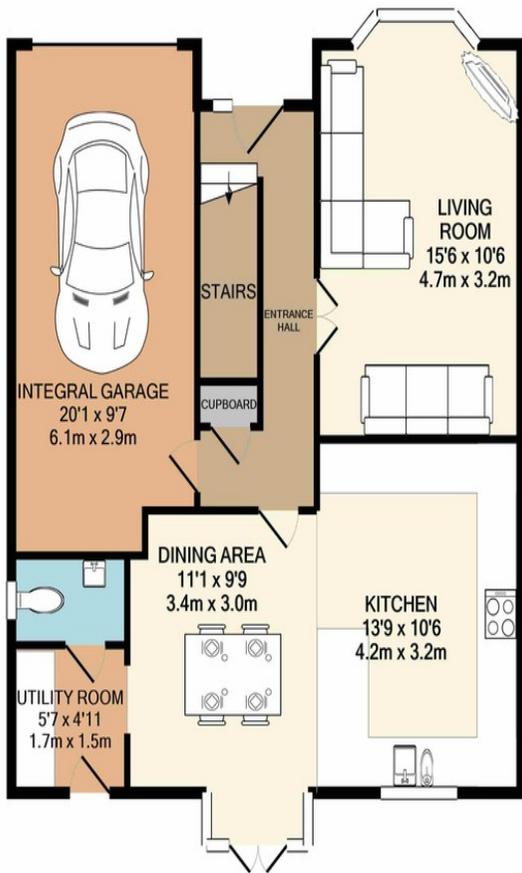
### **FRONT GARDEN & PARKING**

Paved area providing off street parking, side access to the rear garden and a small laid to lawn area with mixed shrubs/tree.

### **REAR GARDEN**

Offering a nicely landscaped garden with fence enclosure, central lawn area, paved patio and surrounding shrub beds/trees.





TOTAL APPROX. FLOOR AREA 1506 SQ.FT. (139.9 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) <b>A</b>                           |                         | 92        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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