





UNIQUE OPPORTUNITY TO PURCHASE A LARGE FAMILY HOME ON HOLLY DENE IN ARMTHORPE, WITH FOUR BEDROOMS, FIELD VIEWS & BEAUTIFUL GARDENS. A superb four bedroom detached house in a sought after location within easy reach of all local amenities and M18 access. In brief the property comprises of entrance hallway, living room/dining area, separate dining room, kitchen, utility room, garage/storage room, inner hallway, shower room, stairs, first floor landing, four bedrooms, bathroom, front and rear gardens. A GREAT OPPORTUNITY AND AN EARLY INSPECTION IS RECOMMENDED.

ENTRANCE HALL

5' 9" x 5' 8" (1.77m x 1.75m) Stepping into this property you will not be disappointed by the accommodation available which is perfect for a family. The front facing double glazed frosted door leads to the entrance hallway with stairs to the first floor landing, radiator, tiled flooring and coving to the ceiling.

LIVING/DINING AREA

23' 4" x 8' 9" (7.12m x 2.67m) Wonderful open living space with rear facing double glazed sliding doors leading to the beautiful gardens, front facing double glazed window, radiator, dado rail, coving to the ceiling, laminate flooring, television point and a telephone point.

SEPARATE DINING ROOM

12' 7" x 9' 8" (3.85m x 2.97m) Further reception space that is versatile but lends itself to a dining room, with front facing double glazed window, radiator, coving to the ceiling and a door to the kitchen.



KITCHEN/BREAKFAST ROOM

9' 10" x 10' 7" (3.00m x 3.25m) Breakfast kitchen with views over the rear garden, fitted kitchen units at eye and base level, rolled top work surfaces incorporating a single bowl sink with drainer unit, space for a freestanding cooker/hob, plumbing for a washing machine, space for a fridge/freezer, breakfast bar, door to the inner hallway, door to the utility room and a rear facing double glazed window.

UTILITY ROOM

8' 6" x 8' 3" (2.61m x 2.54m) Benefitting from rear facing single glazed door to the garden, internal door to the converted garage space, storage cupboard, rear facing double glazed window, radiator, fitted base level storage units, coving to the ceiling and a door to the kitchen.

CONVERTED GARAGE/STORAGE ROOM

8' 6" x 20' 6" (2.60m x 6.27m) The garage space has been converted with front facing door to the driveway, two front facing double glazed frosted windows, two radiators and coving to the ceiling. This room is utilised for storage currently.

INNER HALLWAY

8' 6" x 2' 11" (2.60m x 0.91m) Providing access from the kitchen to the downstairs shower room/wc, storage cupboard beneath the stairs, further storage cupboard and tiled flooring.

DOWNSTAIRS SHOWER ROOM

2' 9" x 8' 0" (0.85m x 2.46m) Benefitting from a low flush wc, wash hand basin, shower cubicle, radiator, tiled walls, tiled flooring, radiator, extractor fan and a rear facing double glazed frosted window.







STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

15' 8" x 5' 10" (4.80m x 1.79m) Providing access to all first floor bedrooms/bathroom, plus benefits from a front facing double glazed window, loft access point, storage cupboard and coving to the ceiling.

BEDROOM

12' 6" x 9' 9" (3.82m x 2.98m) Double bedroom with front facing double glazed window, radiator and coving to the ceiling.

BEDROOM

12' 4" x 9' 4" (3.78m x 2.85m) Further double bedroom with front facing double glazed window, radiator and coving to the ceiling.

BEDROOM

11' 0" x 9' 3" (3.37m x 2.82m) Another spacious bedroom with rear facing double glazed window, radiator and coving to the ceiling.

BEDROOM

10' 11" x 8' 7" (3.35m x 2.64m) Positioned also to the rear of the property with lovely field views via the rear facing double glazed window, radiator and coving to the ceiling.

BATHROOM

7' 1" x 7' 7" (2.18m x 2.33m) Nicely presented three piece bathroom suite, comprising of a low flush wc, wash hand basin, bath with shower attachment, partially tiled walls, radiator, wood flooring and a rear facing double glazed frosted window.

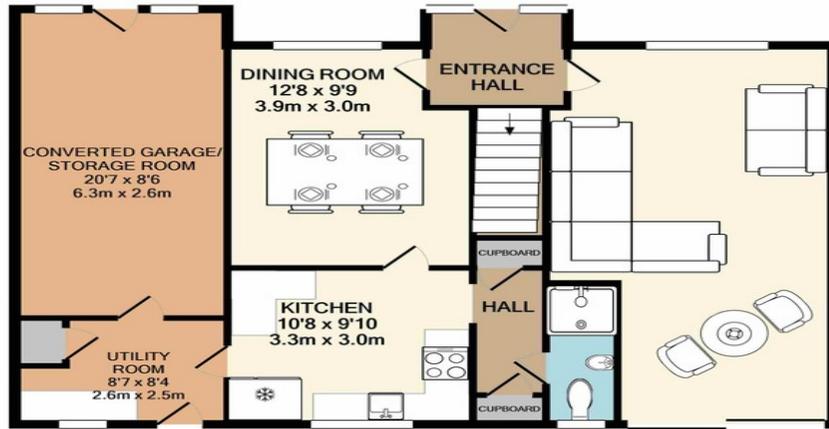
FRONT GARDEN & PARKING

Substantial concrete area with partial wall enclosure, open access to the driveway, shrubs and side access gate to the rear garden.

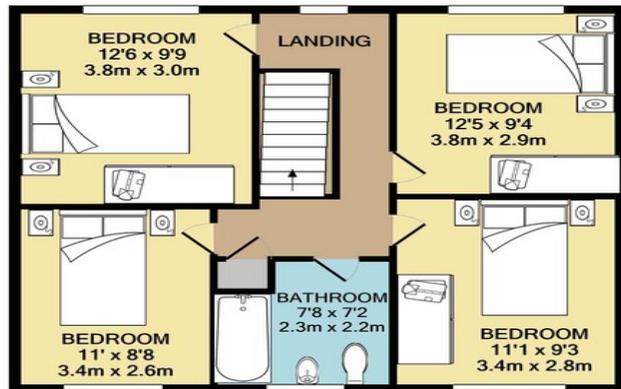
REAR GARDEN

Fabulous large rear garden with field views to the rear, fence enclosed, central lawn area, shrub beds, paved patio, shed and raised planters to the rear of the garden.





GROUND FLOOR
APPROX. FLOOR
AREA 773 SQ.FT.
(71.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1323 SQ.FT. (122.9 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