





STUNNING THREE BEDROOM MID TOWN HOUSE THAT IS BEAUTIFULLY DECORATED IN EDENTHORPE. This delightful property in a quiet cul de sac has plenty to offer all buyers, with deceptively spacious accommodation over three floors and a single garage. The location is ideal for access to the M18, local supermarkets, schools and other amenities. The property in brief comprises of entrance hall, WC, living room, conservatory, breakfast kitchen, stairs, first floor landing, two bedrooms, family bathroom, stairs, second floor master bedroom with fitted wardrobes and en-suite shower room. **A HOME THAT SIMPLY MUST BE SEEN TO BE FULLY APPRECIATED.**

ENTRANCE HALL

14' 4" x 5' 11" (4.37m x 1.82m) A beautiful entrance to this fantastic home with a front facing double glazed door, radiator, alarm system, stairs to the first floor landing and a storage cupboard beneath the stairs.

WC

5' 2" x 2' 11" (1.60m x 0.91m) A feature modern WC with low flush w/c, wash hand basin within a vanity unit, partially tiled walls, radiator and an extractor fan.

LIVING ROOM/DINING ROOM

17' 1" x 15' 7" (5.22m x 4.75m) Fabulous bright and airy reception room with two rear facing double glazed Velux style windows, rear facing double glazed French doors to the conservatory, two radiators and a television point.

CONSERVATORY

8' 9" x 12' 5" (2.67m x 3.80m) Superb sitting area overlooking the surrounding woodland to the rear, side/rear facing double glazed windows, television point and rear facing double glazed French doors to the decking.



KITCHEN/BREAKFAST ROOM

8' 11" x 10' 7" (2.74m x 3.23m) Stunning modern kitchen, with fitted slow close units at eye and base level, quartz work surfaces providing the ultra modern look incorporating a single and half bowl sink, four ring electric induction hob with extractor hood above, single electric oven, plumbing for a washing machine, space for a fridge/freezer, plumbing for a dishwasher, beautifully tiled splash backs above the work surfaces, front facing double glazed bay window and a radiator.

STAIRS

Leading from the entrance hall to the first floor landing.

FIRST FLOOR LANDING

14' 4" x 6' 8" (4.37m x 2.04m) Providing access to two bedrooms, bathroom and stairs to the second floor master bedroom.

BEDROOM

19' 9" x 8' 7" (6.04m x 2.64m) Positioned at the rear of the property providing a wonderful view over the rear garden via the two rear facing double glazed windows, radiator, fitted wardrobes and desk.

BEDROOM

12' 9" x 10' 6" (3.90m x 3.21m) Further spacious double bedroom with front facing double glazed window and a radiator.

BATHROOM

12' 9" x 6' 5" (3.89m x 1.96m) Nicely presented bathroom with a five piece bathroom suite comprising of a low flush w/c, wash hand basin, bidet, bath, separate shower cubicle, partially tiled walls, radiator, extractor fan, wall mounted



light with shaving point and an airing cupboard.

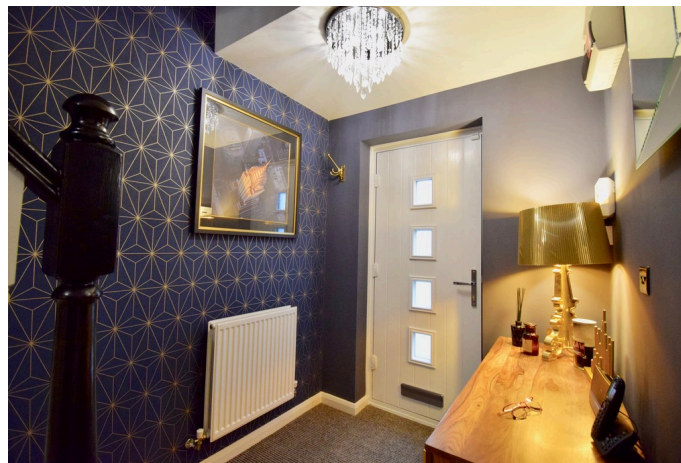
STAIRS

Accessed by a door on the first floor landing with front facing double glazed window, radiator and stairs to the master bedroom on the second floor.

MASTER BEDROOM

19' 9" x 9' 6" (6.02m x 2.92m) Lovely spacious master bedroom on the top floor with fitted wardrobes, door to the en-suite shower room, front facing double glazed window,







radiator, television point and a loft access point.

ENSUITE

7' 11" x 5' 2" (2.43m x 1.60m) The en-suite definitely has the WOW factor with low flush w/c, wash hand basin within a vanity unit, shower cubicle, partially tiled walls, radiator, extractor fan, wall mounted light with shaving point and a rear facing double glazed window.

FRONT GARDEN

Small lawned area with a paved path and side access to the rear garden via a gate.



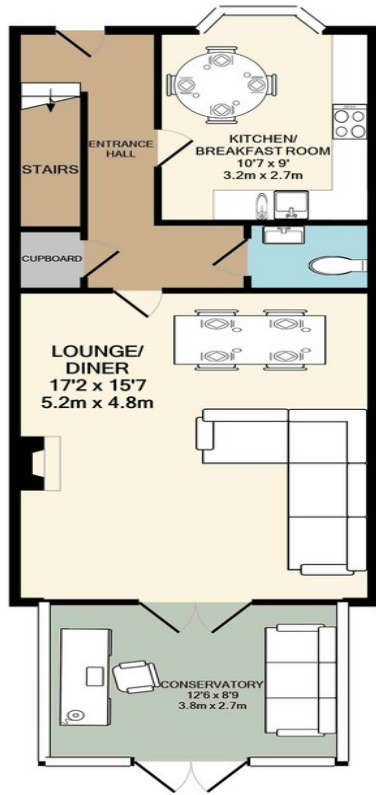
REAR GARDEN

The perfect low maintenance garden with decking and a fence enclosure.

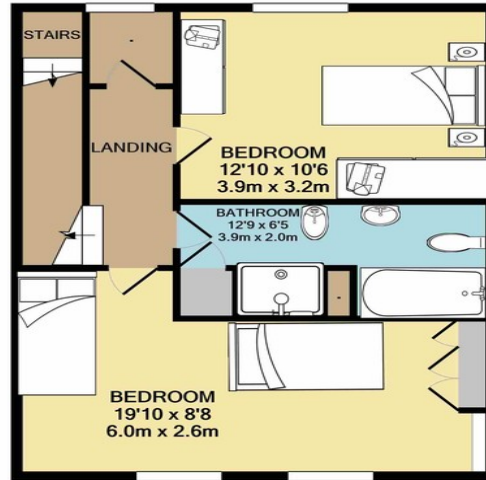
DRIVEWAY & GARAGE

Open access to the driveway providing off street parking in front of the single garage, which is the middle garage of a block of three and located to the side of the properties.

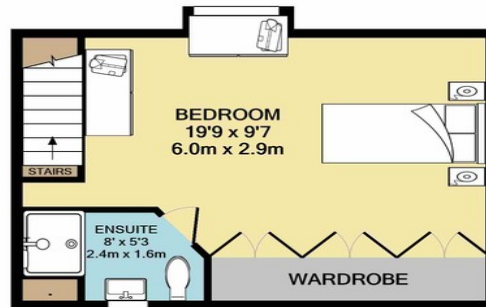




GROUND FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1398 SQ.FT. (129.9 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

