





WONDERFUL EXTENDED FAMILY HOME IN A MUCH SOUGHT AFTER LOCATION WITHIN ARMTHORPE. This delightful three bedroom semi-detached house has been extended to the rear to provide further reception space and a large kitchen. The house is positioned in a quiet residential estate, just a short walk to all amenities in Armthorpe and offers excellent access to the M18. In brief this fabulous property offers, entrance hallway, L-shaped extended living/dining room, extended kitchen, stairs, landing, three bedrooms, bathroom, paved off street parking, front/rear gardens and a detached single garage... **A BEAUTIFUL SPACIOUS HOME.**

ENTRANCE HALL

5' 9" x 4' 3" (1.77m x 1.31m) Providing access to this beautiful semi-detached house via the front facing double glazed frosted door, front facing double glazed windows, radiator, stairs to the first floor landing, telephone point and laminate flooring.

LIVING ROOM

12' 2" x 12' 0" (3.72m x 3.66m) Wonderful bright living space with open access to the extended dining area, front facing double glazed bow window, coal effect gas fire with feature decorative surround, television point and laminate flooring.

EXTENDED DINING AREA

6' 5" x 7' 8" (1.97m x 2.34m) Positioned at the rear of the property with rear facing double glazed French doors leading to the garden, laminate flooring, open access from the living room and a radiator.



EXTENDED KITCHEN

14' 7" x 9' 0" (4.46m x 2.75m) Superb extended spacious kitchen offering fitted kitchen units at eye and base level, rolled top surfaces incorporating a single bowl sink with drainer unit, four ring electric hob with extractor hood above, single electric oven, plumbing for a washing machine, plumbing for a dishwasher, space for a tumble dryer, partially tiled splash backs, space for a fridge/freezer, radiator, storage cupboard beneath the stairs, rear facing double glazed window and a side facing double glazed door to the driveway.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 11" x 7' 1" (2.12m x 2.16m) Providing access to all bedrooms/bathroom, side facing double glazed window, storage cupboard and a loft access point with drop down ladder.

BEDROOM

10' 11" x 9' 7" (3.33m x 2.94m) Spacious double bedroom with fitted wardrobes, front facing double glazed window, radiator, television point and laminate flooring.

BEDROOM

9' 6" x 8' 7" (2.91m x 2.62m) Further second spacious bedroom positioned to the rear of the property with rear facing double glazed window, radiator, coving to the ceiling and laminate flooring.







BEDROOM

6' 10" x 6' 8" (2.10m x 2.04m) Single bedroom with front facing double glazed window, radiator, coving to the ceiling and laminate flooring. This room is currently utilised as an office.

BATHROOM

6' 10" x 5' 4" (2.09m x 1.63m) Nicely presented bathroom benefitting from a three piece suite, with low flush wc, wash hand basin, bath with a shower screen mounted above, wall mounted shower unit, tiled walls, tiled flooring, heated towel radiator, coving to the ceiling and a rear facing double glazed frosted window.



FRONT GARDEN

Low maintenance front garden with open access to the driveway, partial fence enclosure, side access to the rear garden and shrub beds.

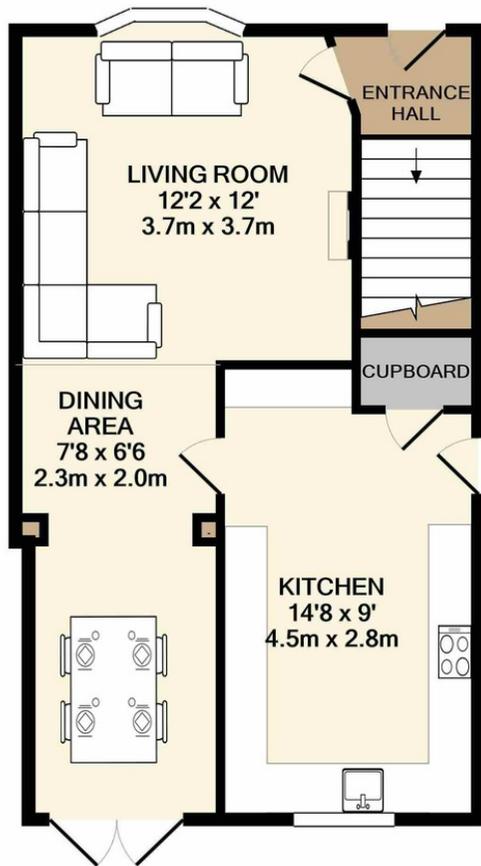
DRIVEWAY & GARAGE

Paved area to the side of the property leading to the single garage providing off street parking. The garage benefits from an electric door.

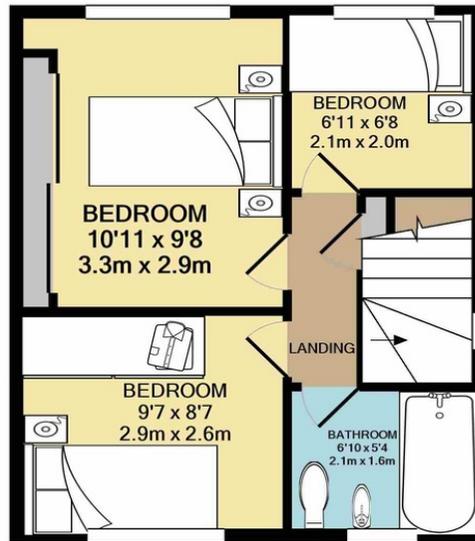


REAR GARDEN

Pleasantly landscaped rear garden with central lawned area, raised shrub beds, paved patio, shed and a fence enclosure.



GROUND FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 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

