





**WONDERFUL EXTENDED SPACIOUS FAMILY HOME IN A QUIET CUL DE SAC IN ARMTHORPE.** This property offers a lovely position within DN3 just a short distance to local amenities such as supermarkets/shops and M18 access. A beautiful detached house which has been much improved and extended over the years by the current owner. In brief it comprises of entrance hallway, living room, kitchen/diner, rear extended sitting room with log burner/bar area, downstairs shower room, stairs, landing, fantastic bedroom with fitted wardrobes/ensuite shower room, three further spacious bedrooms, bathroom, front paved parking area, integral garage space, fantastic rear garden with various seating areas and feature rockery with water feature. **SUPERB FAMILY HOUSE.**

#### **ENTRANCE HALL**

7' 9" x 2' 11" (2.37m x 0.89m) Providing access to this delightful extended family home via the front facing double glazed frosted door, radiator, tiled flooring, coving and storage cupboard beneath the stairs.

#### **LIVING ROOM**

18' 2" x 9' 8" (5.54m x 2.97m) Fantastic bright reception room with front/rear facing double glazed windows, feature coal effect gas fire with decorative surround, two radiators, coving to the ceiling and a television point.

#### **KITCHEN/DINER**

18' 2" x 9' 6" (5.54m x 2.92m) Perfect family kitchen with space for a dining table, fitted kitchen units at eye and base level, rolled top work surfaces incorporating a single bowl sink with drainer unit, partially tiled walls, space for a range style cooker/gas hob with extractor hood above, plumbing for washing machine, integrated dishwasher, integrated



fridge/freezer, front facing double glazed window, rear facing double glazed sliding doors to the extension and stairs to the first floor.

### **EXTENDED FAMILY ROOM/BAR AREA**

8' 8" x 16' 9" (2.65m x 5.13m) Superb extra family room which is part of the extension with log burner, bar area with space for a fridge, door to the shower room, laminate flooring, ceiling fan, loft access point, rear facing double glazed French doors to the patio, side facing double glazed French doors and a rear facing double glazed window.

### **DOWNSTAIRS SHOWER ROOM**

5' 2" x 6' 5" (1.60m x 1.96m) Comprising of a low flush WC, wash hand basin, corner shower cubicle with electric shower unit, radiator, spotlights, extractor fan, tiled flooring, tiled walls and a storage cupboard.

### **STAIRS**

Leading from the kitchen/diner to the first floor landing.

### **LANDING**

Providing access to all bedrooms/bathroom and benefitting from a storage cupboard, dado rail and loft access point.

### **BEDROOM**

11' 2" x 6' 9" (3.41m x 2.06m) Part of the extension above the garage space, this bedroom has fitted wardrobes, open access to the en-suite, front facing double glazed window, coving to the ceiling and a loft access point.

### **ENSUITE**

4' 8" x 6' 8" (1.44m x 2.05m) Nicely presented en-suite shower room with low flush WC, wash hand basin, corner shower cubicle, coving, spotlights, extractor fan, tiled flooring, tiled walls, heated towel radiator and a rear facing



double glazed frosted window.

### **BEDROOM**

10' 5" x 10' 1" (3.19m x 3.09m) Spacious double bedroom with rear facing double glazed window and radiator.

### **BEDROOM**

7' 7" x 8' 0" (2.33m x 2.44m) Positioned at the front of the property with fitted wardrobes, radiator and laminate flooring.







### **BEDROOM**

6' 8" x 7' 10" (2.04m x 2.40m) Overlooking the rear garden and also benefitting from fitted wardrobes, rear facing double glazed window and a radiator.

### **BATHROOM**

8' 0" x 9' 10" (2.44m x 3.01m max) Wonderful family bathroom with bath, separate shower cubicle, low flush WC, wash hand basin, radiator, coving, extractor fan, tiled flooring, partially tiled walls and a front facing double glazed frosted window.

### **FRONT GARDEN & DRIVEWAY**

Paved area providing off street parking, raised slate bed, partial fence enclosure, log store and access to the garage space.

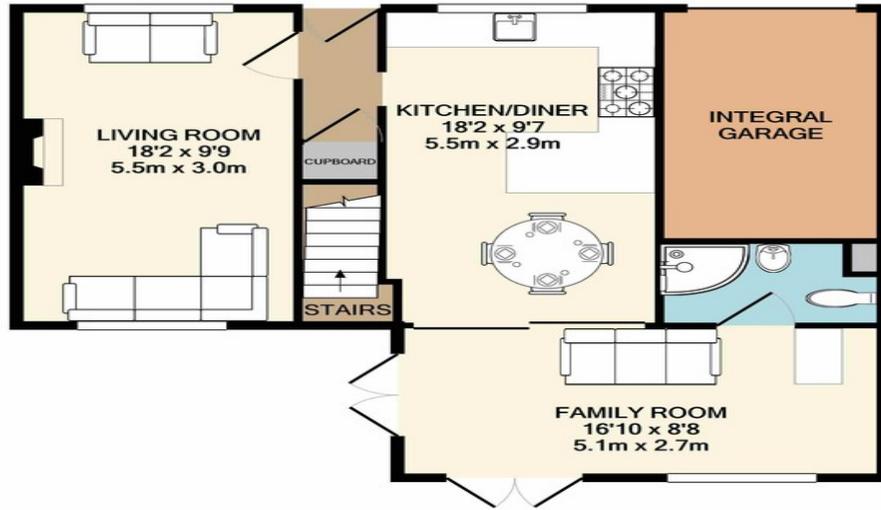
### **INTEGRAL GARAGE SPACE**

Accessed via the driveway and an integral space for storage.

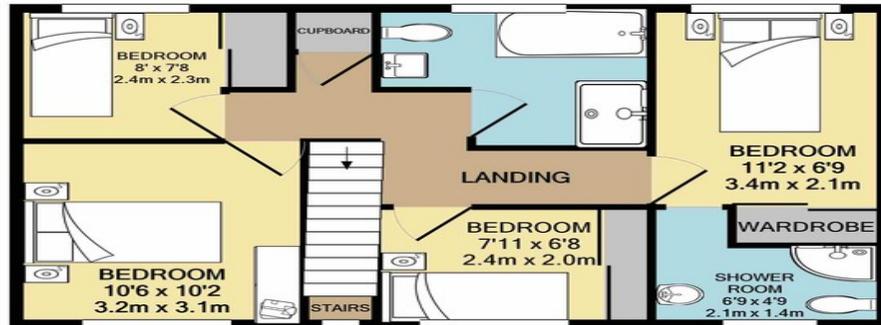
### **REAR GARDEN**

Low maintenance garden that is mainly paved with a number of different seating areas, external log burner, outdoor undercover entertaining area, raised decking, slate beds, raised shrub beds, rockery with water feature and a fence/wall enclosure.





GROUND FLOOR  
APPROX. FLOOR  
AREA 692 SQ.FT.  
(64.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1235 SQ.FT. (114.7 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.

