





**WHAT A WONDERFULLY PRESENTED FAMILY HOME ON A POPULAR ESTATE IN KIRK SANDALL WITH THREE SPACIOUS BEDROOMS.** You must see this property to fully appreciate the standard of the accommodation available, it has been beautifully decorated in every room and would provide any family a dream home. The position of the house in DN3 is much sought after and an early inspection is recommended to avoid disappointment. In brief the property comprises of entrance hallway, WC, converted garage/playroom, living/dining room, kitchen, stairs, landing, master bedroom with en-suite shower, two further spacious bedrooms, bathroom, off street parking for two cars and lovely landscaped gardens to the front and rear. A **MUST SEE.**

#### **ENTRANCE HALL**

10' 7" x 3' 2" (3.25m x 0.97m) Providing access to this delightful detached house via the front facing double glazed frosted door to the entrance hallway, tiled flooring, coving to the ceiling, alarm system and stairs to the landing.

#### **WC**

7' 6" x 2' 11" (2.29m x 0.91m) Benefitting from a low flush WC, wash hand basin with tiled splash back, partially tiled feature wall, radiator, tiled flooring, coving to the ceiling and a side facing double glazed frosted window.



#### **LIVING ROOM/DINING ROOM**

20' 4" x 11' 10" (6.20m x 3.63m) Superb living space that is bright and opens up into the garden via the rear facing double glazed sliding doors, rear facing double glazed window, radiator, laminate flooring and a storage cupboard beneath the stairs.

### **KITCHEN**

8' 9" x 8' 0" (2.67m x 2.46m) Positioned at the front of the house with fitted units at eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring electric hob with extractor hood above, single electric oven, partially tiled splash backs, plumbing for a washing machine, integrated fridge, integrated freezer, integrated dishwasher, tiled flooring and front facing double glazed window.

### **CONVERTED GARAGE/PLAYROOM**

15' 7" x 7' 6" (4.77m x 2.30m) Lovely addition to this property where the garage has been converted to provide the perfect family area/playroom with front facing double glazed window and a radiator.

### **STAIRS**

Leading from the entrance hallway to the first floor landing.

### **LANDING**

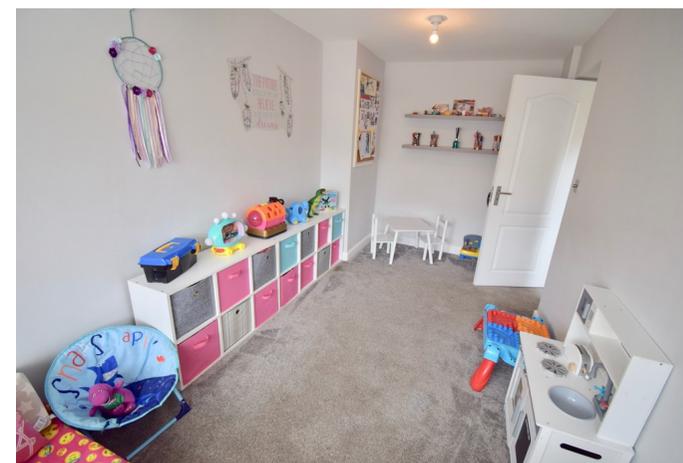
11' 7" x 5' 8" (3.55m x 1.74m) Providing access to the bedrooms/bathroom and benefitting from a side facing double glazed window, radiator and storage cupboard.

### **MASTER BEDROOM**

12' 4" x 9' 0" (3.78m x 2.75m) Spacious master bedroom with built in wardrobes, door to the en-suite shower room, front facing double glazed window, radiator and coving to the ceiling.

### **ENSUITE**

5' 7" x 4' 11" (1.71m x 1.52m) Shower room comprising of low flush WC, wash hand basin, shower cubicle, heated towel radiator, extractor fan, shaving point, partially tiled walls and a front facing double glazed frosted window.







### **BEDROOM**

9' 7" x 8' 5" (2.94m x 2.57m) Overlooking the rear garden with rear facing double glazed window, radiator, coving to the ceiling and a built in wardrobe.

### **BEDROOM**

8' 11" x 6' 3" (2.73m x 1.91m) Spacious third bedroom with rear facing double glazed window, radiator, coving to the ceiling and a loft access point.

### **BATHROOM**

6' 3" x 5' 5" (1.92m x 1.66m) Fabulous bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower attachment, heated towel radiator, tiled walls, tiled flooring and a side facing double glazed frosted window.



### **FRONT GARDEN/PARKING**

Providing off street parking on the paved driveway for two cars and benefitting from side access to the rear garden and small lawned areas either side of the driveway.

### **REAR GARDEN**

Pleasant rear garden with central lawn, raised decking area, lower decking area with partial walled border, storage unit, paved patio and a fence enclosure.



