





**WONDERFUL THREE BEDROOM PROPERTY WHICH HAS BEEN EXTENDED TO THE REAR AND IS LOCATED IN THE HEART OF EDENTHORPE.**

**Just a short walk to the local schools and surrounding amenities, this delightful home is the perfect choice for a family in search of a property in DN3. In brief the house comprises of entrance hallway, living/dining room, kitchen, utility room, stairs, landing, three bedrooms, bathroom, off street parking, single attached garage, front/rear gardens and a summerhouse. EARLY VIEWINGS ARE HIGHLY RECOMMENDED. AVAILABLE WITH NO UPWARD CHAIN.**

#### **ENTRANCE HALL**

11' 3" x 6' 4" (3.44m x 1.95m) Providing access to the spacious entrance hallway via the front facing double glazed frosted door, two front facing double glazed frosted windows, stairs leading to the first floor, storage cupboard beneath the stairs, radiator, dado rail, coving to the ceiling and a telephone point.

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

22' 4" x 11' 0" (6.83m x 3.37m) Pleasant bright living space with rear facing double glazed French doors to the patio, front facing double glazed window, two radiators, coal effect gas fire with a feature decorative surround, television point and coving to the ceiling.

#### **KITCHEN**

10' 8" x 6' 4" (3.26m x 1.94m) Nicely presented kitchen with a range of fitted units at eye and base level, rolled top work surfaces incorporating a single and half bowl sink with drainer unit, partially tiled splash backs, space for a cooker with gas hob and extractor hood above.



### UTILITY ROOM

6' 11" x 7' 6" (2.12m x 2.29m) An extension to the property at the rear providing useful utility space with rear facing double glazed window, side facing double glazed frosted door, space for a fridge/freezer, plumbing for a washing machine and space for a tumble dryer.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

8' 2" x 6' 1" (2.49m x 1.86m) Providing access to all bedrooms/bathroom and benefits from a side facing double glazed window, dado rail, coving to the ceiling and a loft access point.

### BEDROOM

11' 10" x 10' 2" (3.61m x 3.10m) Lovely double bedroom with front facing double glazed window, fitted wardrobes, laminate flooring and a radiator.

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10' 4" x 9' 9" (3.17m x 2.98m) Further spacious bedroom overlooking the rear garden via the rear facing double glazed window, radiator and fitted storage.

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6' 5" x 5' 10" (1.98m x 1.80m) Third bedroom benefits from a built in base for a single bed with storage beneath, front facing double glazed window and a radiator.







### **BATHROOM**

7' 3" x 6' 0" (2.21m x 1.85m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with shower curtain rail mounted above, electric shower unit, tiled walls, storage cupboard, heated towel radiator and a rear facing double glazed frosted window.

### **FRONT GARDEN & PARKING**

Beautifully landscaped garden with central lawn, shrub/flower beds and open access to the driveway providing off street parking for one car.



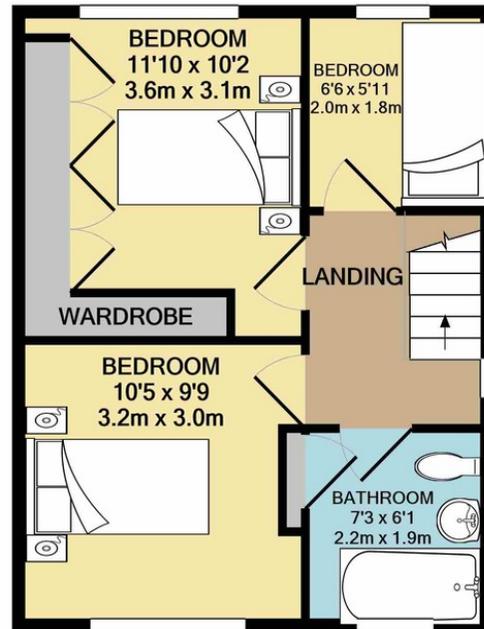
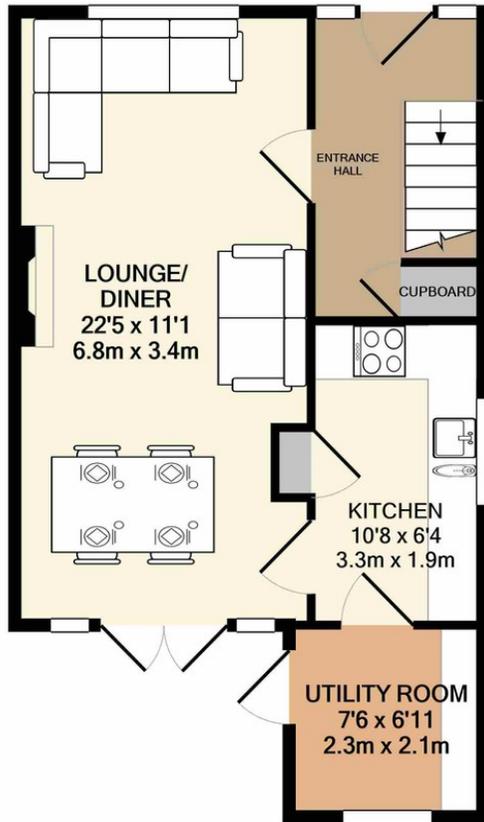
### **ATTACHED SINGLE GARAGE**

Single attached garage with up and over door and a rear access door to the garden.

### **REAR GARDEN**

Immaculate garden to the rear with a paved patio, central lawn, raised decking, shrub beds, shed with power points and a summerhouse with power points/lighting which measures 2.24m x 2.86m and could be utilised as an office/storage space.





TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 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