





SUPERB DETACHED HOME LOCATED AT THE END OF A CUL DE SAC ON HOPGARTH IN HAXEY. This delightful plot and property has plenty to offer to a purchaser in search of a sizeable family home with further scope for development. It occupies a sought after position within DN9 that will mean early viewings are essential to avoid disappointment. In brief this immaculate house comprises of entrance hallway, living room, separate dining room, kitchen, utility room, WC, garden room, stairs, landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom, surrounding gardens, driveway and double garage. **BEAUTIFUL PROPERTY.**

ENTRANCE HALL

19' 4" x 5' 10" (5.91m x 1.80m) On entering this beautiful family home you will be greeted with the delightful decor via the front facing double glazed frosted door leading to the entrance hallway, radiator tiled flooring, front facing double glazed window, exposed brick feature wall, spotlights to the ceiling and stairs to the first floor landing.

LIVING ROOM

18' 8" x 12' 2" (5.71m x 3.72m) Excellent family entertaining reception space with front facing double glazed bay window, rear facing double glazed French doors to the garden, two radiators and a coal effect gas fire with a decorative surround.

DINING ROOM

11' 4" x 9' 4" (3.47m x 2.86m) Separate dining area which is a versatile space with front facing double glazed window and a radiator.



KITCHEN

11' 4" x 9' 4" (3.46m x 2.87m) Simply beautiful kitchen with a range of fitted cupboards at eye and base level, work surfaces incorporating a Belfast style sink, space for a range style cooker with extractor hood above, integrated fridge, wine cooler, integrated dishwasher, open arch to the garden room which could be utilised as a dining area, radiator and door to the utility room.

UTILITY ROOM

5' 6" x 12' 2" (1.68m x 3.71m) With rear facing double glazed stable door to the garden, fitted units with work surface incorporating a further Belfast style sink, plumbing for a washing machine, space for a tumble dryer, tiled flooring, radiator, spotlights to the ceiling, rear facing double glazed window, internal door to the garage and further door to the WC.

WC

5' 5" x 4' 9" (1.67m x 1.47m) Benefitting from a low flush WC, wash hand basin, radiator, tiled flooring, rear facing double glazed frosted window, spotlights and an extractor fan.

GARDEN ROOM

10' 7" x 11' 6" (3.25m x 3.53m) Another versatile space that is currently utilised as a sitting room overlooking the garden via the side/rear facing double glazed windows, rear facing double glazed French doors to the garden, tiled flooring and a television point.

STAIRS

Leading from the entrance hallway to the first floor landing.







LANDING

3' 5" x 19' 9" (1.05m x 6.04m) Providing access to all bedrooms/bathroom, storage cupboard that is currently used as an office space, radiator and rear facing double glazed feature window above the stairs.

MASTER BEDROOM

12' 7" x 12' 2" (3.84m x 3.72m) Lovely double bedroom with front/rear facing double glazed windows, door to the en-suite shower room and a radiator.

ENSUITE

5' 8" x 5' 8" (1.75m x 1.75m) Nicely presented en-suite comprising of a low flush WC, wash hand basin, corner shower cubicle with electric shower unit, tiled walls, tiled flooring, coving to the ceiling, spotlights, extractor fan and a rear facing double glaze frosted window.

BEDROOM

10' 5" x 12' 5" (3.20m x 3.80m) Further spacious double bedroom overlooking the front garden via the front facing double glazed window, radiator and a built in wardrobe.

BEDROOM

7' 8" x 14' 2" (2.36m x 4.33m) Positioned at the rear of the property an L-shaped room with rear facing double glazed window, radiator and built in wardrobe.

BEDROOM

10' 5" x 9' 6" (3.20m x 2.91m) Another double bedroom with front facing double glazed window, wood flooring, radiator and coving to the ceiling.

BATHROOM

8' 1" x 7' 7" (2.48m x 2.33m) The Wow factor of the property with a beautiful bathroom comprising of a low flush WC, wash hand basin, rolled top bath with feature tiled wall behind, corner shower cubicle with a rainfall style shower, spotlights, extractor fan, heated towel radiator, tiled flooring and a rear facing double glazed frosted window.

FRONT GARDEN & PARKING

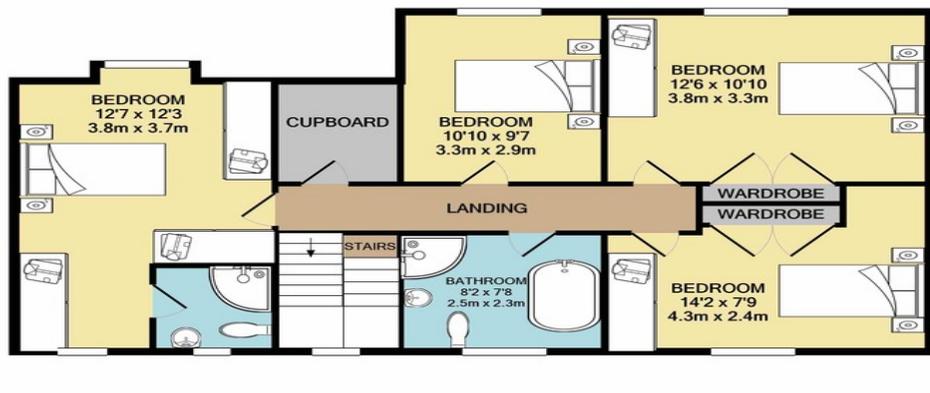
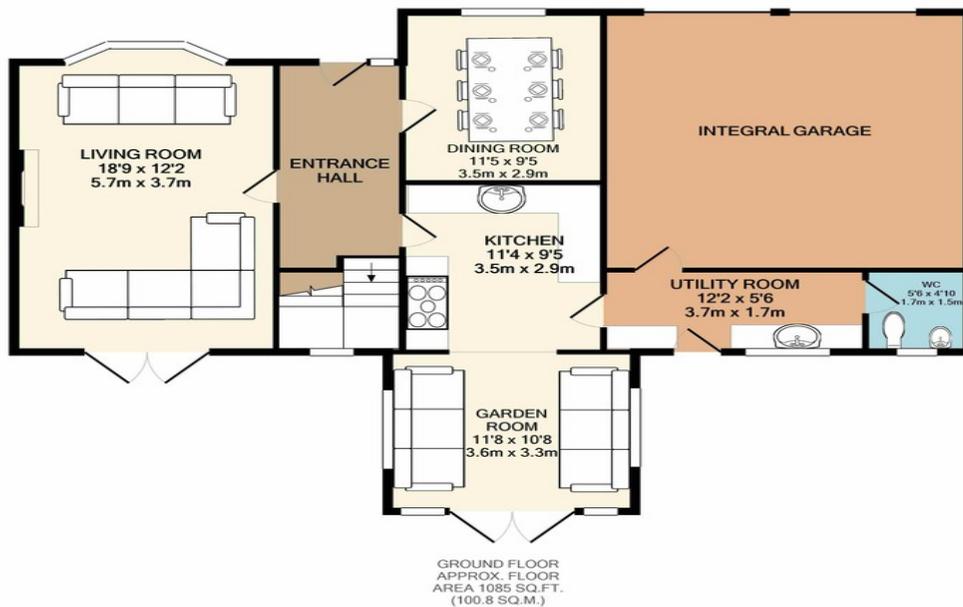
Paved parking area leading to the double garage, lawned area to both sides of the driveway and side access to the rear garden.

DOUBLE INTEGRAL GARAGE

REAR GARDEN

Fence enclosed lawn area with side access to the front garden.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	