





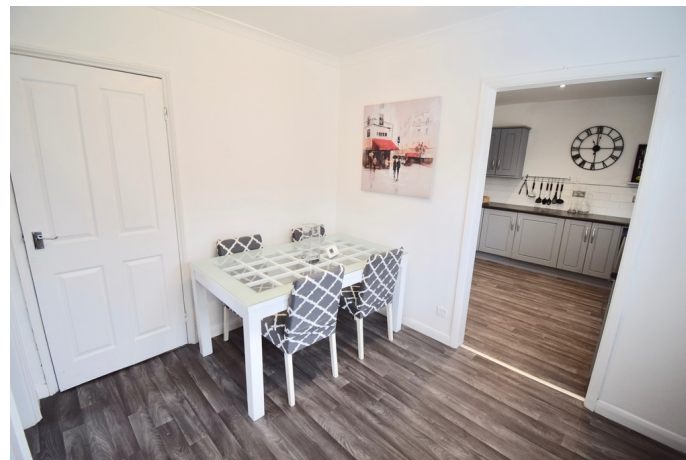
FABULOUS PROPERTY OVERLOOKING A GREEN ON KING GEORGE SQUARE WITH THREE SPACIOUS BEDROOMS. This beautiful home has been modernised, updated and dressed to impress all buyers in search of DN3. A great location within one mile of the local railway link, two miles to M18 access, plus plenty of schools, shops and other amenities within a short distance. In brief this superb three bedroom semi-detached house comprises of entrance hallway, living room, separate dining room, kitchen, rear hallway, WC, stairs, first floor landing, three bedrooms and a bathroom. **AVAILABLE WITH NO UPWARD CHAIN YOU SHOULD SEE THIS EARLY.**

ENTRANCE HALL

11' 5" x 6' 8" (3.49m x 2.05m) The front facing double glazed frosted door provides access to the entrance hallway, side facing double glazed window, stairs to the first floor landing and a radiator.

LIVING ROOM

11' 5" x 15' 1" (3.50m x 4.61m) Overlooking the green to the front via the front facing double glazed window, radiator, storage cupboard, television point and a feature electric fire with decorative surround.



DINING ROOM

9' 11" x 11' 7" (3.04m x 3.55m) Great entertaining space for family meals with open access to the kitchen, rear facing double glazed window, radiator, storage cupboard beneath the stairs with side facing double glazed frosted window and coving to the ceiling.

KITCHEN

9' 9" x 10' 2" (2.98m x 3.11m) Beautifully presented kitchen with fitted units at eye and base level, rolled top work surfaces incorporating a single bowl sink with drainer, plumbing for a dishwasher, space for a fridge/freezer, four ring gas hob with extractor hood above, single electric oven, partially tiled splash backs, spotlights to the ceiling, rear facing double glazed window and a rear facing single glazed door to the rear hallway.

REAR HALL

2' 11" x 4' 11" (0.91m x 1.50m) Providing access to the garden via the side facing double glazed frosted door, base fitted storage and a door to the WC.

WC

6' 0" x 4' 11" (1.83m x 1.50m) Benefitting from a low flush WC, wash hand basin within a vanity unit, rear facing double glazed frosted window and further space for an appliance beneath the small work surface.

STAIRS

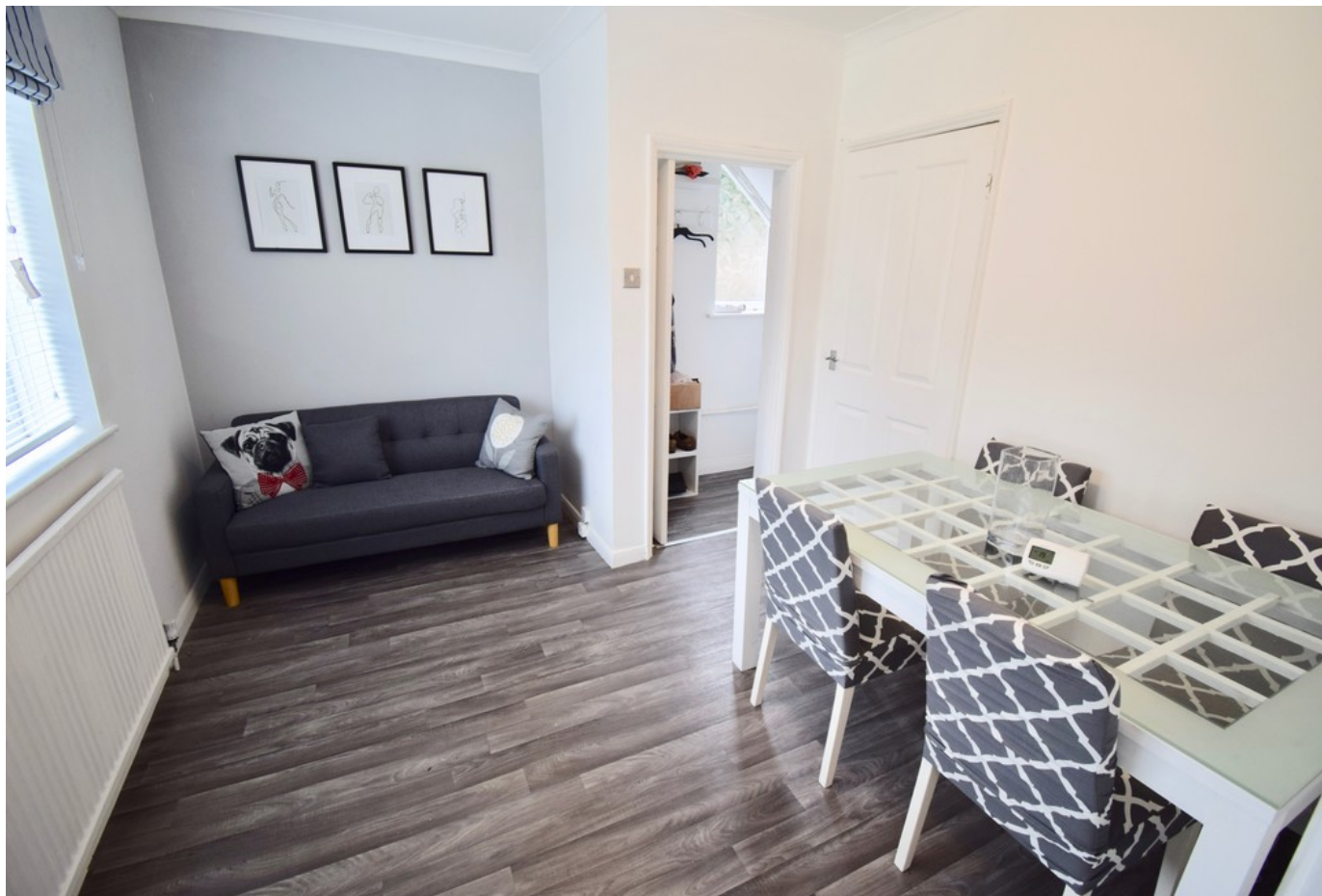
Leading from the entrance hallway to the first floor landing.

LANDING

8' 1" x 6' 8" (2.48m x 2.04m) Providing access to all bedrooms/bathroom, side facing double glazed window and a loft access point.

BEDROOM

9' 11" x 13' 3" (3.03m x 4.04m) Lovely double bedroom with fitted wardrobes, rear facing double glazed window and a radiator.







BEDROOM

11' 6" x 12' 0" (3.52m x 3.66m) Further double bedroom with front facing double glazed window, radiator and fitted storage cupboard.

BEDROOM

6' 11" x 9' 10" (2.13m x 3.00m) Positioned to the front of the property with front facing double glazed window and a radiator.

BATHROOM

5' 11" x 6' 7" (1.82m x 2.02m) Wonderful bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, electric shower unit, partially tiled walls, radiator, spotlights and a rear facing double glazed frosted window.



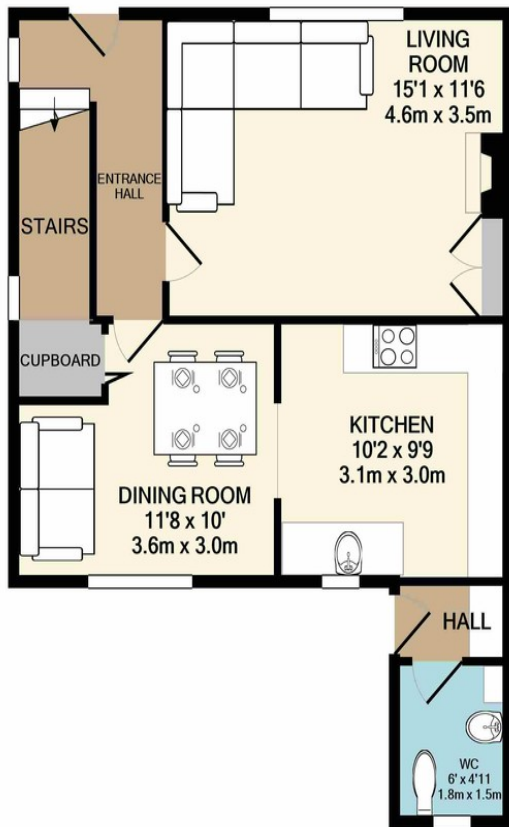
FRONT GARDEN

With open access to the hardstanding, laid to lawn area with partial fence enclosure and side access via a gate to the rear garden.

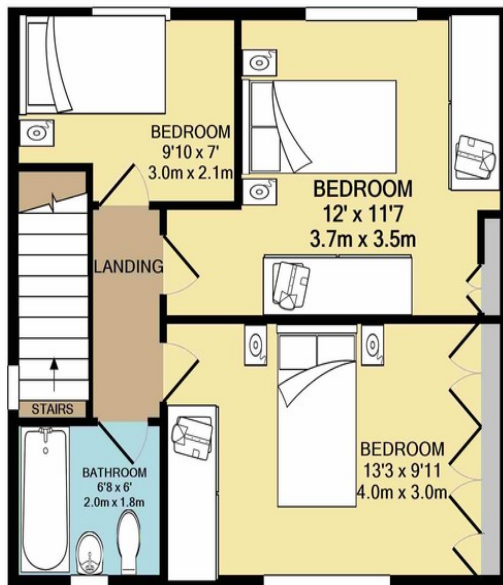
REAR GARDEN

Beautifully landscaped garden with paved patio, central lawn, raised decking, shrub beds, shed and a fence enclosure.





GROUND FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 971 SQ.FT. (90.2 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



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

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	