





WHAT A FABULOUS LOCATION IN EDENTHORPE AND A SPACIOUS THREE BEDROOM BAY FRONTED SEMI PERFECT FOR THE FAMILY. This location will sell itself when you view it with beautifully presented accommodation throughout, field/woodland views to rear, within walking distance of the local primary/secondary schools, you will not want to miss this one. In brief this delightful house comprises of entrance hallway, living room, dining area, kitchen, rear hall, downstairs WC, storage room, stairs, first floor landing, three great size bedrooms, family bathroom, off street parking on the driveway, attached single garage, beautiful private gardens and a garden shed currently utilised as a gym/sitting area. THIS IS ONE TO VIEW EARLY TO AVOID DISAPPOINTMENT.

ENTRANCE HALL

6' 3" x 10' 4" (1.93m x 3.15m) A lovely family home in DN3 which is accessed via the front facing double glazed frosted door to the entrance hallway, two front facing double glazed frosted windows, stairs to the first floor landing, laminate flooring, alarm system, radiator and access doors to the living room/kitchen.



LIVING ROOM

11' 10" x 13' 9" (3.62m x 4.20m) Beautifully presented reception space ideal for entertaining with open access to the dining area, front facing double glazed bay window, feature multi fuel burner perfect for those chilly nights and a radiator.

DINING AREA

10' 11" x 10' 0" (3.34m x 3.06m) Further reception room currently utilised as a dining room with rear facing double glazed French doors to the garden, open access to the living room, open access to the kitchen, radiator and two rear

facing double glazed windows.

KITCHEN

7' 3" x 11' 10" (2.22m x 3.63m) Nicely presented kitchen with a range of fitted kitchen units, rolled top work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor hood above, electric oven, space for a fridge, plumbing for a washing machine, laminate flooring, side facing double glazed bay window and a rear facing door to the rear entrance hall.

REAR ENTRANCE HALL

7' 6" x 3' 0" (2.31m x 0.92m) With side access double glazed door to the garden, single glazed side facing window and a door to the WC/storage room.

WC

2' 9" x 5' 4" (0.84m x 1.65m) Benefitting from a low flush WC and a side facing single glazed frosted window.

STORE ROOM

4' 5" x 5' 4" (1.36m x 1.64m) With space for a tumble dryer, storage space and a wall mounted boiler unit.

STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

7' 5" x 10' 9" (2.27m x 3.29m) Providing access to the bedrooms/shower room, side facing double glazed window and a loft access.

BEDROOM

11' 9" x 11' 10" (3.60m x 3.62m) Wonderful double bedroom with front facing double glazed bay window and a radiator.







BEDROOM

10' 11" x 11' 10" (3.34m x 3.63m) Further spacious double bedroom with field views via the rear facing double glazed window and a radiator.

BEDROOM

7' 5" x 6' 5" (2.27m x 1.97m) Positioned to the front of the property the smallest of the three bedrooms is an ideal children's room with front facing double glazed window and a radiator.

SHOWER ROOM

7' 1" x 5' 2" (2.18m x 1.59m) Stunning modern shower room with walk in shower, dual shower head, wash hand basin within a vanity unit, low flush WC, tiled flooring, tiled walls, spotlights, extractor fan, mirror with sensor lighting and a rear facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Providing off street parking on the driveway in front of the garage, partially wall/fence enclosed and laid to lawn with shrub beds.

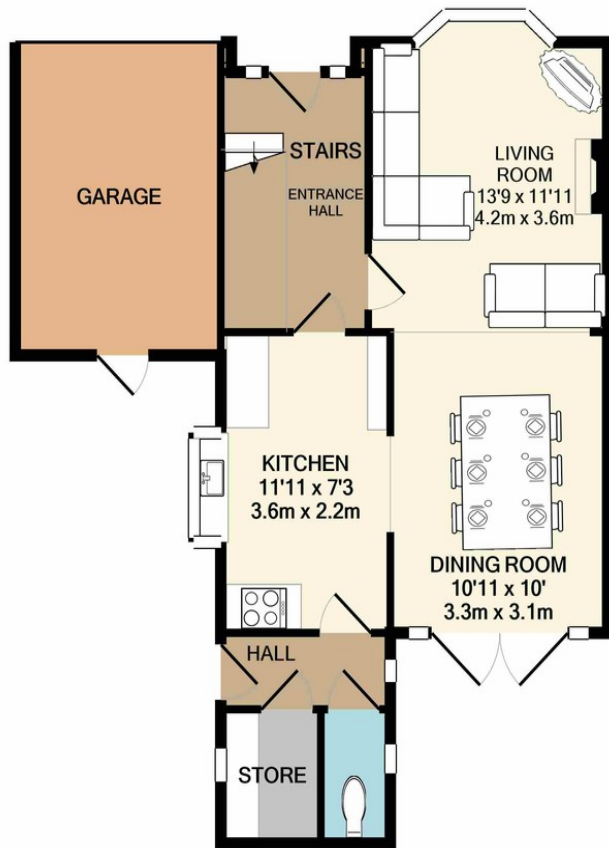
ATTACHED SINGLE GARAGE

With double doors to the front and a rear access door to the garden.

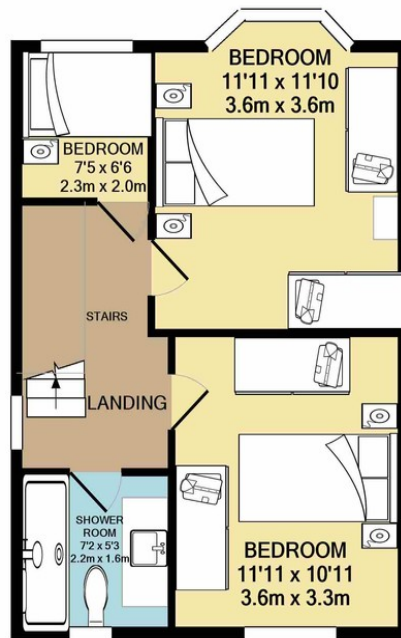
REAR GARDEN & LARGE GARDEN SHED

Beautiful garden with raised decking, laid to lawn central area, shrub beds, raised sleeper beds, fence enclosed, large shed with bi-folding doors and currently utilised as a gym/sitting area.





GROUND FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 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

