





STUNNING THREE BEDROOM BAY FRONTED SEMI-DETACHED HOUSE ON SANDBECK ROAD.

This beautiful home offers a lovely mix of modern and traditional features, with a fabulous open plan kitchen/dining area with central island you will not want to miss this one. In brief the house comprises of entrance porch area, entrance hallway, living room with bay window, open plan kitchen/dining area, inner hall, WC/utility room, stairs, landing, three bedrooms, bathroom, off street parking, nicely landscaped front and rear gardens. SUPERB PROPERTY IN A GREAT CENTRAL LOCATION.

ENTRANCE PORCH

7' 0" x 2' 8" (2.15m x 0.82m) Providing access to this delightful family home via the front facing double glazed frosted door to the porch area, front facing double glazed frosted window and access to the hallway.

ENTRANCE HALL

7' 0" x 13' 2" (2.15m x 4.02m) Lovely bright entrance hallway with feature front facing stained glass windows and door to the entrance porch, stairs to the first floor, radiator, storage cupboard beneath the stairs, coving to the ceiling and a picture rail.



LIVING ROOM

13' 9" x 12' 7" (4.20m x 3.85m) Fantastic reception room with front facing double glazed bay window, benefitting from a fitted window seat, coal effect feature gas fire with decorative surround, radiator, television point, coving to the ceiling and a picture rail.

KITCHEN

9' 10" x 14' 3" (3.01m x 4.35m) Fabulous kitchen that has been opened up into the dining area to provide the perfect entertaining kitchen/diner with a central storage island/breakfast bar that has a square edge granite surface, further eye and base level fitted kitchen units with matching worktops incorporating a single and half bowl sink with drainer unit, space for a range style cooker with gas hob, integrated dishwasher, integrated fridge/freezer, tiled splash backs, radiator and a rear facing double glazed window.

DINING AREA

10' 10" x 17' 7" (3.32m x 5.38m) Accessed via the kitchen with rear facing double glazed French doors leading to the garden, door to the WC/utility area, radiator, electric feature fireplace, coving to the ceiling, picture rail and spotlights.

INNER HALL

With door to the WC/utility area.

WC / UTILITY AREA

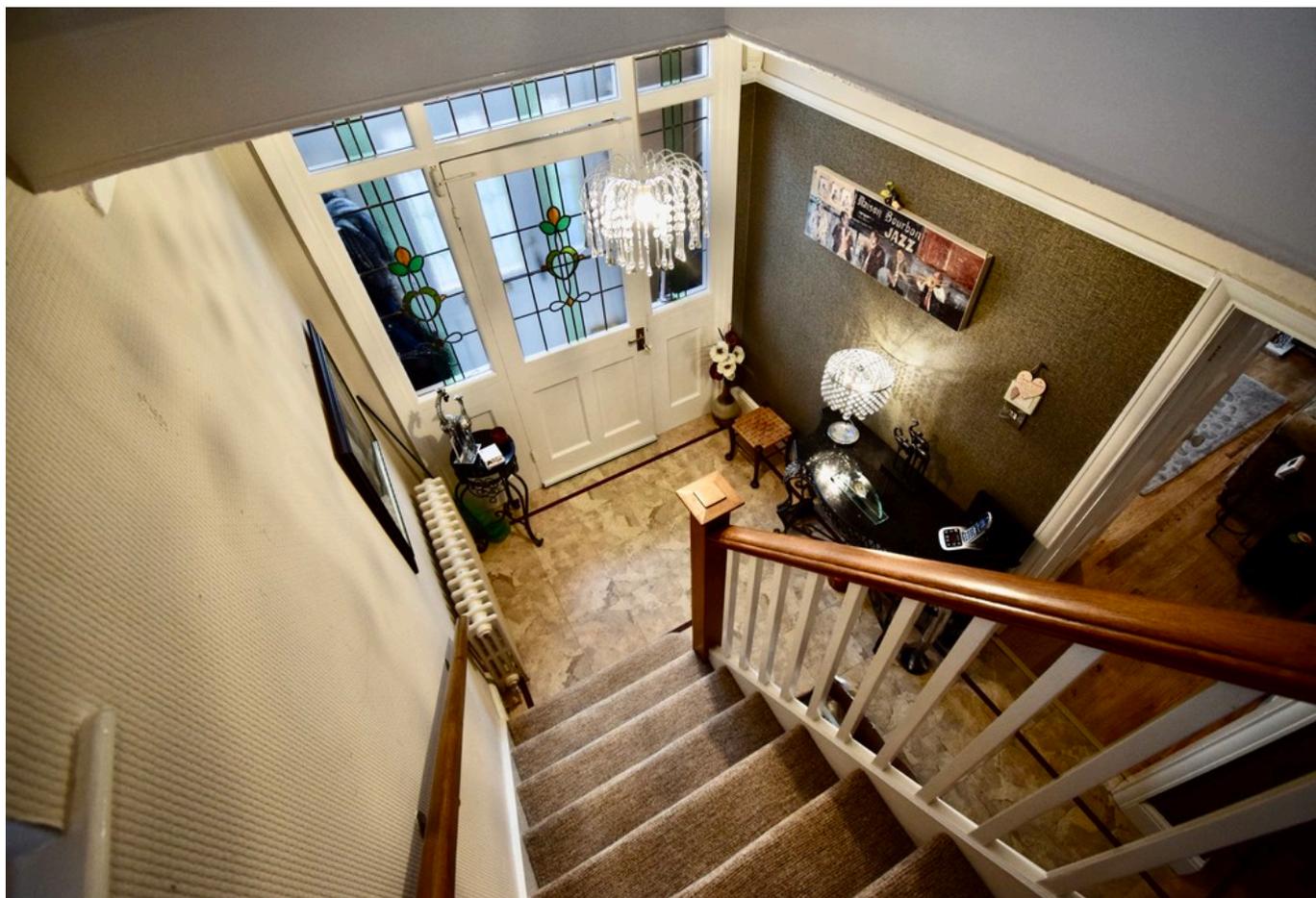
3' 11" x 7' 3" (1.20m x 2.21m) Comprising of a low flush WC, fitted storage cupboard, rolled top work surfaces with a single bowl sink and drainer, plumbing for a washing machine, heated towel radiator, tiled walls, spotlights, extractor fan and a side facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing with feature stained glass window above the stairs.

LANDING

8' 0" x 9' 10" (2.46m x 3.01m) Generous landing with storage cupboard holding the boiler unit, side facing single glazed window, radiator and coving to the ceiling.



BEDROOM

8' 5" x 14' 7" (2.58m to wardrobe x 4.47m) Overlooking the rear garden via the rear facing double glazed window, radiator, spotlights and fitted wardrobes.

BEDROOM

9' 10" x 12' 7" (3.02m to wardrobe x 3.85m) A lovely bright bedroom with front facing double glazed bay window, radiator, fitted wardrobes, spotlights and coving to the ceiling.







BEDROOM

9' 9" x 7' 6" (2.99m x 2.30m) The smallest bedroom is positioned at the front of the property with front facing double glazed window, radiator and fitted shelving.

BATHROOM

9' 9" x 7' 8" (2.98m x 2.35m) Spacious bathroom with separate shower cubicle, rolled top bath, wash hand basin, low flush WC, partially tiled walls, spotlights, coving to the ceiling, radiator and two rear facing double glazed frosted windows.



FRONT GARDEN

Double gates lead to the driveway, wall enclosure, small nicely landscaped front garden and gated access to the rear garden.

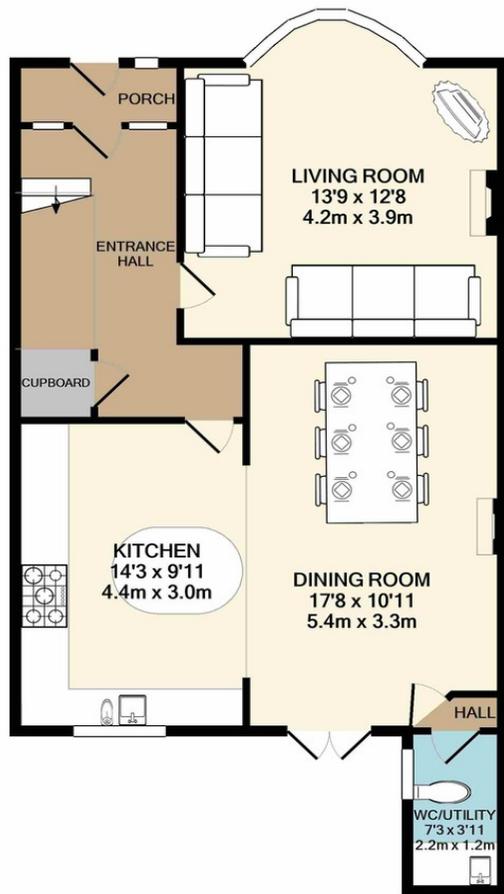
REAR GARDEN

Beautifully landscaped mature garden with raised astro turf seating area, paved patio, central lawn with surrounding shrub beds, wall enclosure and a shed.

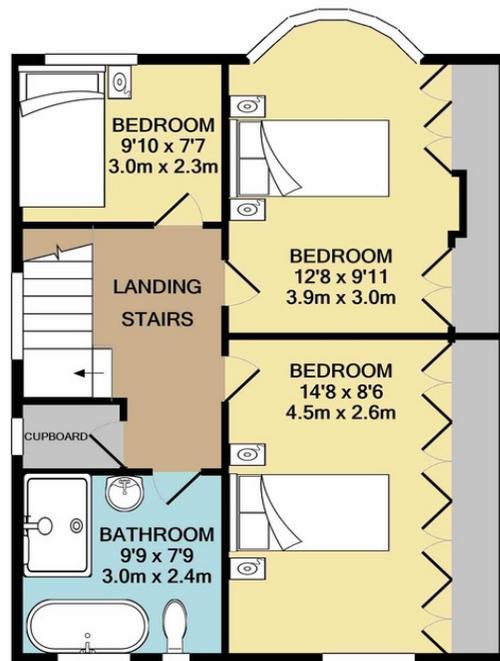
DRIVEWAY

Paved driveway providing off street parking.





GROUND FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1251 SQ.FT. (116.2 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

