





A PLEASANT POSITION IN THE CORNER OF A CUL DE SAC IN EDENTHORPE PROVIDING THREE BEDROOMS AND A GREAT BUY. Just a short walk from the local primary school and secondary school, this will surely entice a family to have a look. The property is deceptively spacious and briefly comprises of entrance hallway, living/dining room, kitchen/diner, stairs, first floor landing, three bedrooms, bathroom, front garden, driveway, detached single garage and rear enclosed garden. LOVELY HOME.



ENTRANCE HALL

4' 7" x 7' 4" (1.41m x 2.25m) The property is accessed via the side facing double glazed frosted door to the entrance hallway, front facing double glazed window, storage cupboard, stairs to the first floor, radiator, telephone point and door to the lounge.

LIVING ROOM

8' 6" x 15' 8" (2.60m min & 4.09m max x 4.80m) Great reception space with perfect for living/dining with gas feature fireplace, radiator, coving, television point, front facing double glazed bow window and door to the kitchen.

KITCHEN/DINER

13' 4" x 8' 9" (4.07m x 2.67m) Overlooking the rear garden the kitchen/diner offers a range of fitted units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor fan above, electric single oven, partially tiled splash backs, space for two freestanding appliances, radiator, laminate flooring, two rear facing double glazed windows and rear facing double glazed door to the patio.

STAIRS

Leading from the entrance hallway to the first floor landing.

BEDROOM

11' 3" x 8' 9" (3.43m max x 2.69m) Fabulous double bedroom with two front facing double glazed windows, radiator, storage cupboard above the stairs, fitted wardrobes and coving to the ceiling.

BEDROOM

7' 3" x 10' 5" (2.21m x 3.20m) Further spacious bedroom with rear facing double glazed window and radiator.

BEDROOM

5' 11" x 7' 6" (1.81m x 2.31m) Also positioned at the rear of the property is the third bedroom with rear facing double glazed window and a radiator.







BATHROOM

7' 2" x 5' 1" (2.20m x 1.55m) Benefitting from a three piece suite with low flush WC, wash hand basin, bath with shower curtain rail mounted above, electric shower unit, partially tiled walls, tiled flooring, radiator and side facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Open access to the driveway providing off street parking, small lawn with mature bushes and a side access gate to the rear garden.



GARAGE

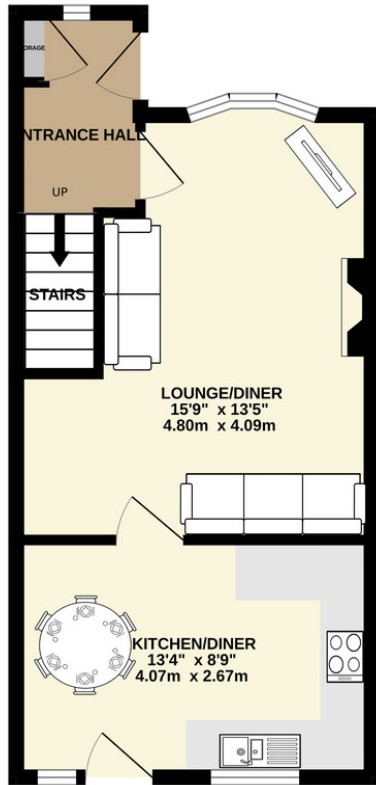
Single garage with up and over door.

REAR GARDEN

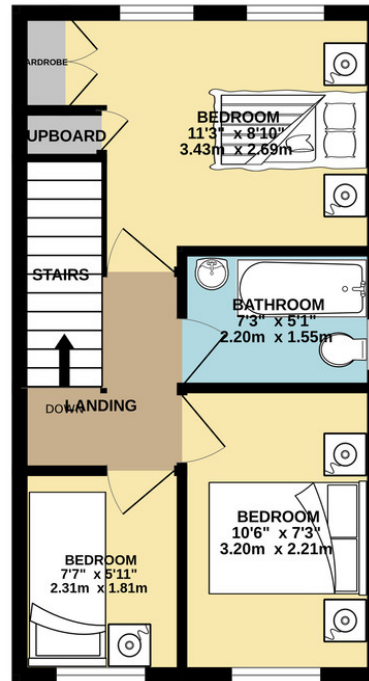
Fence enclosed garden with V-shaped lawn, lower paved patio and paved path the side gate.



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 availability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		