



- Detached House
- Dining Room
- Cloakroom/WC
- South facing Rear Garden

- 3 Bedrooms
- Kitchen
- Bathroom/WC

- Lounge
- Utility Room
- Garage

A 3 bedroom detached house, well presented and offering good proportioned family accommodation within this popular residential estate. The Entrance Hall has stairs to first floor and door to cloakroom/WC fitted with a WC and wash hand basin. From Hall, door to the Lounge, with bow window to front and electric fire set in a traditional fire surround. The Lounge opens to the Dining Room with French doors to the rear garden. The Kitchen is fitted with a range of wall and base cabinets with sink and drainer unit, electric cooker with extractor over, and space for dishwasher. The Utility room has space and plumbing for washing machine, wall mounted gas combination boiler and door to rear garden. Stairs lead from the hall to the First Floor landing with built in storage cupboard. Bedroom 1 has window to front and loft access hatch. Bedroom 2, also a double is to the rear with fitted wardrobes to one wall. Bedroom 3 has a built in storage cupboard and is to the front. The Family Bathroom/WC is fitted with a white suite comprising of WC, pedestal wash basin and shower bath with shower screen.

The property is situated in an enviable position and set back front the road. Externally, to the front there is a low maintenance garden with lawn, driveway to garage with up and over access door and garden gate access to one side. The south facing rear garden features a large patio area, lawn and planted raised border.

Etal Park is pleasantly situated, with good access into the city, as well as surrounding areas, the A1 and A69.

**Entrance Hall**

**Cloakroom/WC**

**Lounge 12'9" x 11'1" (3.906 x 3.381)**

**Dining Room 10'0" x 8'9" (3.061 x 2.682)**

**Kitchen 9'9" x 8'6" (2.990 x 2.595)**

**Utility Room 8'1" x 7'1" (2.466 x 2.169)**

**Bedroom 1 11'8" x 10'1" (3.559 x 3.088)**

**Bedroom 2 10'9" x 9'6" (3.285 x 2.898)**

**Bedroom 3 8'9" x 7'7" (2.682 x 2.313)**

**Family Bathroom/WC 6'10" x 5'5" (2.099 x 1.675)**

**Garage 18'0" x 8'3" (5.491 x 2.524)**





Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.