



18B High Street
Dragonby, DN15 0BE
£153,000

Bella
properties

**** CHAIN FREE ****

Beautifully presented family home in village location! Welcome to High Street in Dragonby where Bella Properties are marketing for sale this gorgeous three bedroom semi detached home. Modern throughout, this home is ready for any buyer to move into and briefly comprises the entrance porch, living room, kitchen and conservatory on the ground floor, with the landing, three bedrooms and family bathroom found on the first floor. Externally, there is off road parking, a large detached garage and a well presented lawned garden to the rear with a pond, shed and great dog walks directly behind the property.

Absolutely ideal for families or first time buyers, viewings are now available on this home and come highly recommended!



Porch 3'3" x 5'7" (1.01 x 1.72)

Entrance to the property is via the front door and into the porch. Internal door leads to the living room.

Living Room 16'0" x 16'6" (4.88 x 5.04)

Carpeted with coving to the ceiling, central heating radiator, wall mounted electric fireplace and uPVC windows facing to the front and side of the property. Carpeted stairs lead to the first floor accommodation.

Kitchen 11'11" x 16'6" (3.65 x 5.04)

Wooden flooring with coving to the ceiling, spotlights, central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks, central island, integrated oven, electric hob, ceramic sink and drainer and space and plumbing for white goods. uPVC windows and doors lead to the conservatory.

Conservatory 7'8" x 8'8" (2.35 x 2.66)

Wooden flooring with central heating radiator and uPVC windows and doors to the rear garden.

Landing 10'6" x 6'8" (3.21 x 2.05)

Carpeted with uPVC window facing to the side of the property and internal doors leading to all three bedrooms and bathroom.

Bedroom One 15'1" x 9'5" (4.6 x 2.89)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

Bedroom Two 13'0" x 9'5" (3.98 x 2.89)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

Bedroom Three 8'9" x 6'8" (2.67 x 2.05)

Carpeted with central heating radiator and uPVC window facing to the front of the property.

Bathroom 8'4" x 6'8" (2.55 x 2.05)

Wooden flooring with tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, toilet and sink.

External

To the front of the property is a gravelled garden and a

driveway for off road parking. The driveway leads to the detached brick built garage and rear garden which is mainly laid to lawn with pond and shed for further storage.

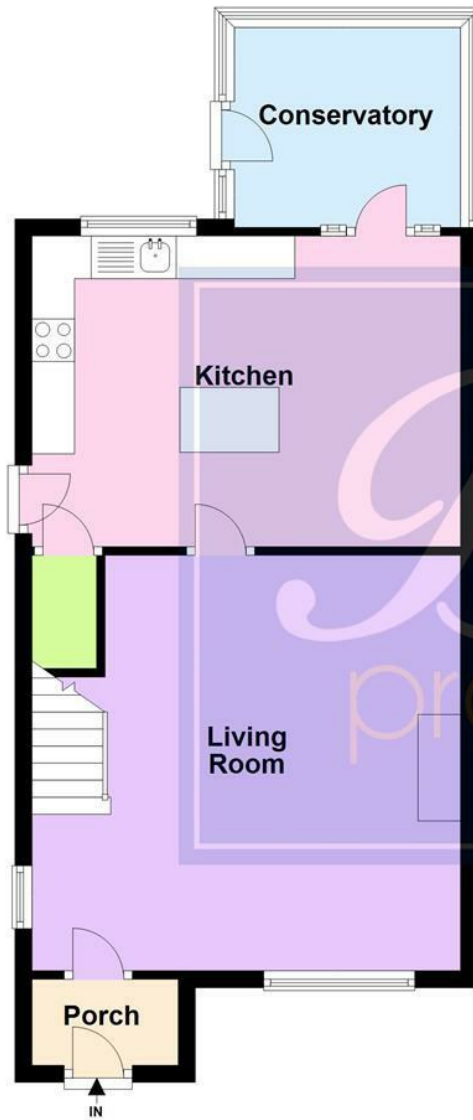
Disclaimer

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Ground Floor



First Floor



Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	