





## ACCOMMODATION

### ENTRANCE HALL

A front entrance door leads into the welcoming entrance hall, which benefits from UPVC frosted glazed side panels overlooking the front aspect. The hall features laminate flooring, coving to the ceiling, a central heating radiator, alarm system, and four solid wooden doors providing access to the integral garage, downstairs WC, kitchen and living room. A staircase with wooden handrail rises to the first-floor landing.

### KITCHEN

85" x 163" [2.57m x 4.96m]

The kitchen is fitted with a range of wall and base units with granite work surfaces and matching granite upstands. Integrated appliances include a twin oven and grill, five ring gas hob with extractor canopy above, full size Bosch dishwasher, and an under counter fridge. There is also plumbing and drainage for a washing machine. Additional features include laminate tiled flooring, spotlights to the ceiling, a built in wine rack, a UPVC double glazed window to the front elevation and a UPVC double glazed side access door.

### INTEGRAL GARAGE

161" x 86" [5.16m x 2.61m]

The garage houses the property's boiler and heating system and provides space for a tumble dryer. Further benefits include laminate flooring, power and lighting, and a manual up-and-over garage door to the front.

### DOWNSTAIRS W.C.

27" x 66" [0.79m x 1.99m]

Comprising a low flush WC, pedestal wash basin with mixer tap, half tiled walls, laminate tiled flooring, chrome heated towel radiator, extractor fan and spotlights to the ceiling.

### LIVING ROOM

95" x 232" [2.88m x 7.07m]

A spacious reception room featuring laminate flooring, coving to the ceiling, a feature electric fire with decorative inset and wooden surround, a contemporary vertical radiator and a striking tiled feature wall. Two decorative archways provide access to the adjoining sitting/dining room.



### SITTING/DINING ROOM

61" x 230" [2.11m x 7.02m]

A superb extension providing additional reception and dining space, benefiting from laminate flooring, spotlights to the ceiling, a contemporary vertical radiator and two sets of UPVC double glazed sliding patio doors opening onto the rear garden. The room enjoys stunning open aspect views across the fields to the rear.



### FIRST FLOOR LANDING

Featuring a glass balustrade with wooden handrail, coving to the ceiling, loft access and two UPVC double glazed windows to the side elevation. A useful storage cupboard is located over the bulkhead, while the loft benefits from a fitted ladder and partial boarding, providing excellent storage space. There is also a central heating radiator and doors leading to four bedrooms and the family bathroom.

### BEDROOM ONE

94" x 135" [max] x 70" [min] [2.85m x 4.10m [max] x 2.14m [min]]

A generous double bedroom with two UPVC double glazed windows overlooking the front elevation, central heating radiator and a range of fitted wardrobes spanning one wall. A door provides access to the en-suite shower room.



### EN SUITE SHOWER ROOM

71" x 311" [2.16m x 1.20m]

Appointed with a three piece suite comprising a large shower cubicle with glazed sliding door and mains fed shower, pedestal wash basin with mixer tap and low flush WC. The room further benefits from fully tiled walls, chrome heated towel radiator, spotlights to the ceiling, extractor fan and a wall mounted mirrored cabinet.

### BEDROOM TWO

146" x 89" [4.42m x 2.68m]

A well proportioned double bedroom enjoying stunning open views to the rear via a UPVC double glazed window. There is a central heating radiator, fitted wardrobes with integrated lighting and a door providing access to the Jack and Jill en-suite shower room.



### JACK AND JILL SHOWER ROOM

510" x 610" [1.79m x 2.10m]

Fitted with a three piece suite comprising a large shower cubicle with glazed sliding door and mains fed shower, pedestal wash basin with mixer tap and low flush WC. Additional features include fully tiled walls, spotlights to the ceiling, extractor fan, central heating radiator and a frosted UPVC double glazed window to the rear elevation. A further door provides access to bedroom three.

### BEDROOM THREE

77" x 178" [max] x 35" [min] [2.33m x 5.39m [max] x 1.06m [min]]

Benefiting from a UPVC double glazed window overlooking the rear elevation, central heating radiator and a range of fitted wardrobes with integrated lighting.

### BEDROOM FOUR

102" x 117" [3.10m x 3.54m]

A further double bedroom with UPVC double glazed window to the front elevation and central heating radiator.

### BATHROOM

511" x 79" [1.82m x 2.38m]

The family bathroom is fitted with a three piece suite comprising a panelled bath with jacuzzi-style jets, mixer tap and shower attachment, pedestal wash basin with mixer tap and low flush WC. The room also benefits from laminate tiled flooring, tiled walls, chrome heated towel radiator, extractor fan and spotlights to the ceiling.



### OUTSIDE

To the front of the property is a block paved driveway providing ample off-road parking for up to three vehicles. A block paved pathway leads to a timber side gate, which in turn provides access to the rear garden. The enclosed rear garden enjoys a stunning open aspect with far reaching rural views across adjoining fields. Predominantly laid to lawn, the garden features attractive planted borders to two sides with railway sleeper edging, an Indian stone patio area ideal for outdoor dining and entertaining, external lighting, a double power socket and a timber garden shed providing useful storage. The garden is fully enclosed by timber panel fencing, creating a private and secure outdoor space.



### COUNCIL TAX BAND

The council tax band for this property is D.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.