



**Sledmore Drive, DL16 7GP**  
**5 Bed - House - Detached**  
**£257,500**

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Situated in a cul de sac on this modern development on Sledmore Drive is this IMPRESSIVE FIVE BEDROOM DETACHED HOUSE which benefits from UPVC DOUBLE GLAZED and is warmed by GAS CENTRAL HEATING. The floorplan briefly comprises of ENTRANCE HALLWAY, LOUNGE, OPEN PLAN KITCHEN/DINING ROOM with FRENCH DOORS leading to REAR GARDENS, UTILITY ROOM, CLOAKROOM/WC. To the first floor there are FIVE BEDROOMS, the MASTER having an EN-SUITE FACILITIES and a SEPARATE BATHROOM. Externally to the FRONT of the property is a DRIVEWAY along with ample off street parking which can accommodate 4-5 cars along with a SINGLE GARAGE. To the rear there is a GARDEN which is not overlooked, mainly laid to lawn with paved patio area and enjoys pleasant views over open countryside. Sledmore Drive is ideally located to being close to local amenities, schooling, bus routes and internal viewing comes highly recommended. In more detail the accommodation comprises of:-

Energy Efficiency Rating: B Environmental Impact Rating: B

#### Externally

To the front of the property there is a small easy to maintain garden area, driveway along with ample off street parking which can accommodate 4-5 cars and a SINGLE GARAGE, the rear garden is enclosed by timber fencing with gated access, it is mostly laid to lawn with water system installed and with paved patio area, it is not directly overlooked and enjoys pleasant views over open countryside

#### Entrance Hallway

#### Lounge

15'8 x 11'4 (4.78m x 3.45m)

UPVC double glazed window to front elevation, TV point and central heated radiator

#### Kitchen / Dining Room

10'7 x 21'7 (3.23m x 6.58m)

A range of modern wall, base and drawer units with contrasting work surfaces, inset stainless steel sink unit with mixer tap, four ring gas hob with built in oven below and chimney style extractor fan above, integrated dishwasher, recess for American style fridge/freezer, UPVC double glazed window, UPVC double glazed french doors to rear garden, central heated radiator and space for dining room table

#### Utility Room

6'11 x 5'9 (2.11m x 1.75m)

Base units and work surfaces, incorporating an inset sink unit with mixer tap, wall mounted gas central heating boiler, recess and plumbing for automatic washing machine, central heated radiator and double glazed door to rear garden

#### Cloakroom W/C

Low level w/c, wash hand basin with mixer tap, tiled splashbacks, extractor fan and central heated radiator

#### Landing

Access to loft

#### Bedroom One

14'9 x 11'5 (4.50m x 3.48m)

UPVC double glazed window to front elevation and central heated radiator

#### En Suite

Double width shower cubicle with mains shower attachment, wash hand basin with mixer tap, low level w/c, tiled splashbacks and central heated radiator, uPVC window.

#### Bedroom Two

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window to rear elevation and central heated radiator

#### Bedroom Three

11'0 x 9'2 (3.35m x 2.79m)

UPVC double glazed window to rear elevation and central heated radiator, lovely outlook.

#### Bedroom Four

9'5 x 12'6 (2.87m x 3.81m)

UPVC double glazed window to front elevation, central heated radiator and airing cupboard, lovely outlook.

#### Bedroom Five

7'8 x 7'2 (2.34m x 2.18m)

UPVC double glazed window to rear elevation, central heated radiator and loft hatch, lovely outlook.

#### Bathroom

A well fitted three piece suite comprising of panelled bath with mixer tap, overbath shower, wash hand basin with mixer tap, low level w/c, tiled splashbacks, frosted UPVC double glazed window, central heated radiator, laminate effect flooring and extractor fan



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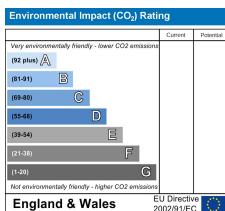
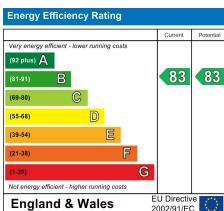
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