



Broadacres  
Carlton  
DN14 9ND

£145,000

- Dormer Bungalow
- 3 Double Bedrooms
- Modern Fitted Kitchen
- White Bath Suite
- Upvc DG & Gas Combi
- Substantial Enc Gardens
- Garage & Driveway
- EPC Rating TBC



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Registered in England No 8047217 Registered Office: Suite One,  
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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Carlton- Occupying a generous corner plot with substantial gardens including 2 lawned areas and two paved patios. Semi detached dormer bungalow in a popular village location benefits from modern gas combi boiler, Upvc DG, driveway and garage. The accommodation comprises modern kitchen, spacious lounge, 3 double bedrooms, bathroom with white suite including electric shower & separate WC. Viewing strongly recommended.

### GROUND FLOOR ACCOMMODATION

**ENTRANCE** Upvc front entrance door with double glazed opaque stained and leaded glass insert with matching stained and leaded full height side panel leads into

**ENTRANCE HALLWAY** With useful walk in under stairs storage cupboard, central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

**LOUNGE** 17' 11 max" x 13' 0 max" (5.46m x 3.96m) Benefits from fitted laminate wood flooring, coving to the ceiling, twin ceiling lights and centrally mounted fan and Upvc double glazed patio door opening out into rear garden.

**KITCHEN** 14' 3" x 8' 0 max" (4.34m x 2.44m) Fully fitted modern kitchen with a good variety of wall and base units finished in light oak effect with brushed chrome style door and drawer furniture, fitted range cooker with 8 gas burners, double gas oven and gas grill plus warming drawer with matching chimney style extractor hood above, granite effect food preparation surfaces and co-ordinating ceramic splash back tiling, white enamel sink with contemporary style mixer tap, plumbing for automatic washing machine, dishwasher and space for dryer, wall mounted gas combination boiler, useful walk in shelved pantry, Upvc double glazed window to the side and Upvc rear door with double glazed opaque insert and matching side panel opens out into the rear.

**BEDROOM ONE** 12' 0" x 13' 0" (3.66m x 3.96m) With coving

to the ceiling, central heating radiator and walk in bay with Upvc double glazed leaded window overlooking the front.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Staircase with painted timber handrail leads to landing with access to roof void, Upvc double glazed window to the side, good sized shelved storage cupboard and internal doors leading off.

**BEDROOM TWO** 11' 4" x 13' 3" (3.45m x 4.04m) Spacious second bedroom with central heating radiator and Upvc double glazed leaded window overlooking the front.

**BEDROOM THREE** 10' 10" x 11' 5 max" (3.3m x 3.48m) Third good sized double bedroom with central heating radiator and Upvc double glazed windows providing views over the rear garden.

**BATHROOM** 7' 8" x 7' 6" (2.34m x 2.29m) White suite with gold effect fittings to include pedestal wash hand basin, panelled bath with Gainsborough electric shower and fitted decorative shower screen and bidet. Benefits from fully ceramic tiled walls with inset dado rail, central heating radiator, good sized storage cupboard and Upvc double glazed opaque window to the rear.

**SEPARATE W.C.** 2' 8" x 4' 10" (0.81m x 1.47m) Modern white low level flush W.C., ceramic tiled walls to dado rail height,



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tile effect laminate wood flooring and Upvc double glazed opaque window to the side.

#### EXTERNAL

**FRONT** To the front of the property is a mature lawned garden with retaining wall, concrete driveway to the side providing off street parking and leads to brick built garage with up and over door having the benefit of both power and light connected. Paved walkway leads to front door with storm porch whilst wrought iron pedestrian access gate gives access to the side and rear.

**SIDE AND REAR** To the side of the property is a substantial lawned garden with coniferous perimeter edging and timber fencing. Lawn leads onto paved hard standing/patio area with outside cold water supply and pedestrian access door into garage. To the rear of the property is a further mature fully enclosed lawned garden with attractive key block paved patio area and outside courtesy coach light.

**TENURE** The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

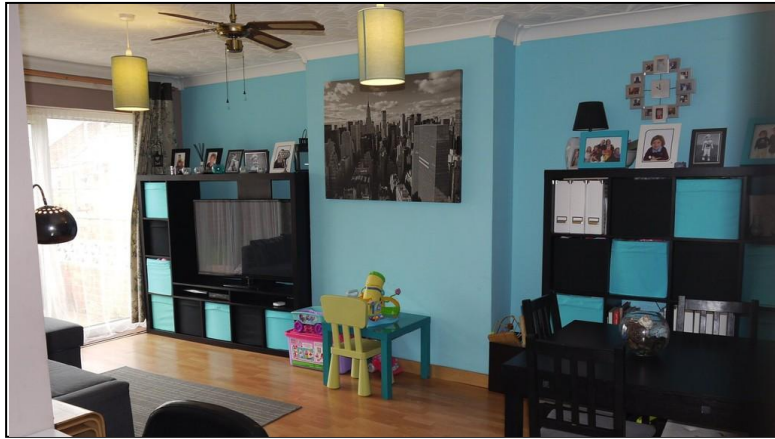
**HEATING AND APPLIANCES** The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

**LOCATION** Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn left on to A614 / Airmyn Road and pass through 3 roundabouts, remaining on A614. At roundabout, take 2nd exit on to A645. At roundabout, take 2nd exit and at the next roundabout, take 1st exit on to A1041 and enter into the village of Carlton. Turn left on to Town End Avenue and turn right on to Broadacres where the property is on the right hand side and is easily identified by our Housesetc for sale board.

Council Tax: C





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