



Park Close
Airmyn
DN14 8LX

£190,000

- Modern Detached House
- Four Bedrooms & En Suite
- 24' Dining Kitchen
- Modern Bathroom & W.C.
- Two Reception Rooms
- Private Encl Gardens
- Garage & Driveway
- EPC Rating C



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Part exchange considered (Hook area only), four bedrooms en suite to master, spacious dining kitchen, doors into garden, multi vehicle parking & garage, two good size reception rooms, substantial & extremely private enclosed rear gardens with lawn, patio & timber decking, Upvc D.G., gas combi condensing boiler, select cul de sac position, modern white house bathroom & ground floor W.C., popular village location, ideally located for motorway network.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed opaque stained and leaded glass insert leads into

ENTRANCE HALLWAY Good sized entrance hallway benefits from coving to the ceiling, dado rail, central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

LOUNGE 3.53m(11'7") x 4.47m(14'8") With feature timber Adam style fire surround with marble effect back and raised hearth housing real flame effect electric fire, coving to the ceiling, fitted ceiling light and matching wall lights, central heating radiator and Upvc double glazed window overlooking the front garden.

GROUND FLOOR W.C With fitted white suite comprising dual low level flush W.C, wall mounted wash hand basin with coordinating ceramic mosaic style splash back tiling, central heating radiator, useful under stairs storage area with fitted shelving and Upvc double glazed opaque window to the side.

SITTING ROOM/OFFICE 2.77m(9'1") x 5.18m(17'0") Good sized second reception room having coving to the ceiling, central heating radiator and Upvc double glazed window overlooking the front.

DINING KITCHEN 7.57m(24'10") x 2.44m(8'0") Spacious

extended dining kitchen fitted with a good range of shaker style wall, base and display units finished in beech effect with stainless steel T-bar door and drawer furniture, 1 and 1/2 bowl stainless steel sink with mixer tap, integrated electric oven and four ring electric hob, marble effect food preparation surfaces with coordinating ceramic splash back tiling, plumbing for automatic washing machine and dishwasher. With coving to the ceiling and ceiling mounted spotlights, stripped floorboard effect floor covering to kitchen area and carpet to dining area, double central heating radiator, coving to the ceiling, twin ceiling mounted lights, Upvc entrance door with double glazed opaque inserts to the side, Upvc double glazed window overlooking the rear garden and Upvc double glazed double doors with matching adjoining side panels opening out onto raised timber decking area.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed turning staircase with painted timber handrail and dado rail leading to landing with access to roof void, dado rail, Upvc double glazed opaque window to the side and internal doors leading off.

MASTER BEDROOM 2.69m(8'10") max x 3.66m(12'0") max Good sized master bedroom benefits from coving to the ceiling, central heating radiator and Upvc double glazed



window to the front. Internal bi-fold door leads into

EN-SUITE Benefits from fully ceramic tiled walls, fitted laminate wood flooring and white suite comprising low level flush W.C, wall mounted wash hand basin and independant step in shower cubicle with mains fed shower, coving to the ceiling and electric extractor fan.

BEDROOM TWO 3.96m(13'0'') x 2.57m(8'5'') With coving to the ceiling, central heating radiator and Upvc double glazed window providing views over the front.

BEDROOM THREE 2.74m(9'0'') max x 3.23m(10'7'') max Spacious third bedroom with coving to the ceiling, central heating radiator and Upvc double glazed window providing views over the rear garden.

BEDROOM FOUR 2.44m(8'0'') x 2.26m(7'5'') With central heating radiator and Upvc double glazed window providing good views over the rear garden.

BATHROOM Beautifully presented and quality fully tiled house bathroom with inset tiled dado rail and white suite comprising dual low level flush W.C, pedestal wash hand basin and panel bath. With stainless steel ladder style towel radiator, useful shelved storage cupboard (former airing cupboard with potential to convert to shower cubicle), ceiling mounted spotlight, Upvc double glazed opaque window to the front.

EXTERNAL

FRONT To the front of the property is a double width driveway and further gravelled hard standing providing off street parking, driveway leads to integral garage with modern up and over door having the benefit of both power and light connected. Strip paved walkway leads to front door with contemporary style courtesy lighting and substantial covered storm porch.

SIDE To the side is an additional pebbled storage area with timber perimeter fencing and gateway to the rear.

REAR To the rear of the property is a completely private fully enclosed mature garden. Immediately behind the property is a substantial raised timber decking area with outside security lights. The garden is fully enclosed and a combination of mature shrubs and trees and timber perimeter fencing, step down to predominantly lawned garden with well stocked generous borders and attractive circular paved patio area. To the near side of the property is an additional paved patio area with timber storage shed with outside security light. To

the far side of the property is a further raised timber decking area with outside cold water supply and personal access door into garage. The property benefits from Upvc double glazing soffits and fascias throughout and gas fired central heating via modern gas combination boiler.

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.

COUNCIL TAX The Council Tax band for this property is Band D.

HEATING & 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 Directions-Leaving our office on Pasture Road turn left at the mini roundabout onto Centenary Road at the end of the road turn right onto A614 / Airmyn Road. Bear left at the fork onto Ferry Lane and turn left onto Bridge Road. Turn left onto Park Road and then turn right onto Park Close where the property is on the left hand side at the end of the cul de sac and can be easily identified by our Housesetc For Sale Board.

Council Tax: D





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Ground Floor



First Floor

