



Broadacres
Carlton
DN14 9NF

£169,995

- Semi Det Dorma Bungalow
- Renovation Comp Aug '15
- Four Beds & En Suite
- Kitchen With Appliances
- Modern White Bath Suite
- Gardens & Garage
- Vacant Possession
- EPC Rating TBC



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Carlton- Full renovation completed in August 2015 and available with immediate vacant possession. Popular village location, property benefits from gas combi boiler, Upvc DG, carpets throughout, front & rear gardens, garage & driveway. The accommodation comprises to the groundfloor: entrance hall, lounge, fully fitted modern kitchen with integrated appliances, 2 bedrooms and superb house bathroom. To the first floor are 2 further bedrooms, master with stunning en suite bathroom. Viewing is highly recommended.

ENTRANCE Upvc side entrance door with double glazed opaque insert and matching side panel leads into

ENTRANCE HALLWAY Carpeted entrance hallway benefits from recessed ceiling spot lights, hard wired smoke alarm, radiator, painted timber storage cupboard stairs rising to first floor accommodation and internal doors leading off.

LOUNGE 15' 11" x 10' 11" (4.85m x 3.33m) With newly fitted carpet, two radiators, ornate alcove and dropped level Upvc double glazed window provides excellent views over the rear.

KITCHEN 11' 10" x 8' 11" (3.61m x 2.72m) Fully fitted modern kitchen with a good variety of wall and base units finished in white high gloss effect with brush chrome door and drawer handles. Integrated larder style fridge freezer, automatic washer, electric oven and hob with stainless steel splash back and matching chimney style extractor hood, block effect food preparation surfaces and matching splash backs, stripped floorboard effect floor covering, recessed ceiling spot lights, single bowl stainless steel sink with mixer tap, radiator, Upvc double glazed window to the side and Upvc rear door with double glazed opaque insert with matching side panel.

BEDROOM ONE 12' 1" x 10' 11" (3.68m x 3.33m) With recently fitted carpet and extremely useful walk in storage cupboard with cloak hanging ideal for walk in wardrobe, radiator and Upvc double glazed window overlooking the

front.

BEDROOM TWO / DINING ROOM 7' 11" x 9' 0" (2.41m x 2.74m) With fitted carpet, radiator and Upvc double glazed window overlooking the front.

BATHROOM 6' 5" x 5' 5" (1.96m x 1.65m) With slate tiled effect floor covering, stainless steel ladder style towel radiator and excellent quality white suite comprises dual low level flush w.c, pedestal wash hand basin with contemporary style mixer tap, panelled bath with fitted shower screen and mains fed shower and high quality splash back tiling with mosaic insert. Recessed ceiling spot lights and Upvc double glazed window to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed carpeted staircase with painted timber handrail leads to landing with recessed ceiling spot light, hard wired smoke alarm and internal doors leading off.

MASTER BEDROOM 9' 8" max x 20' 3" (2.95m x 6.17m) With recessed ceiling spot lights, access to roof void, radiator, sloping ceiling with two timber framed double glazed Velux windows and additional Upvc double glazed window to the side, internal door leads into

EN SUITE 7' 11" x 7' 3" (2.41m x 2.21m) High quality en

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suite fitted with contemporary suite comprises concealed low level flush w.c and vanity wash hand basin set in timber effect unit with brush chrome style door and drawer handles and contemporary style mixer tap. Free standing roll edge bath with mixer tap and telephone style attachment. Stainless steel ladder style towel radiator, tiled effect floor covering, electric extractor fan and Upvc double glazed opaque window to the side.

BEDROOM FOUR 7' 10" x 12' 9" (2.39m x 3.89m) With fitted carpets, radiator, useful integral storage cupboard with hanging rail and storage shelving and Upvc double glazed window to the front.

EXTERNAL

FRONT To the front of the property is a stone retaining wall whilst to the side is a pebbled driveway which extends to the front of the property providing multi vehicle off street parking, driveway leads to the side and rear.

REAR To the rear is a recently constructed concrete sectional garage with up and over door and timber framed window. The rear garden is laid to lawn with good quality timber perimeter fencing incorporating concrete posts and concrete gravelled borders. Upvc soffits and fascias throughout

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.

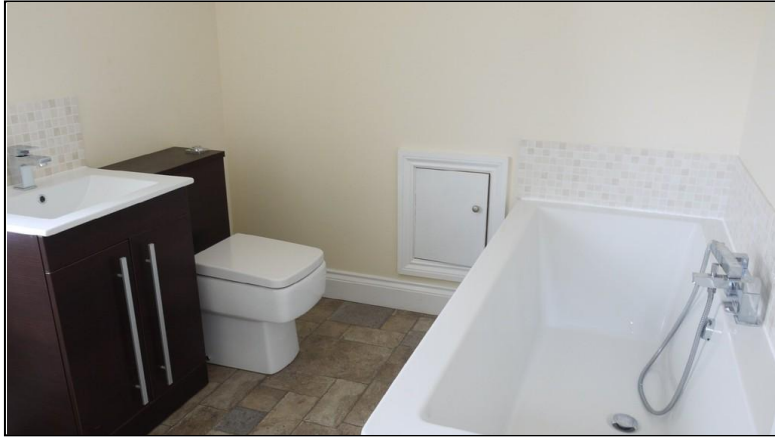
HEATING & APPLIANCE The Heating and Appliances have not been tested by Housesetc.

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, pass through 3 roundabouts, remaining on A614. At roundabout, take 2nd exit on to A645 and at the next roundabout, take 2nd exit. Continue and at roundabout, take 1st exit on to A1041. Enter into the village of Carlton and turn left on to Mill Lane. Turn left on to Broadacres where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: B





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