



Beech Avenue  
Airmyn  
DN14 8LL

£435,000

- Individual Detached House
- 4 Bedrooms, 2 En Suites
- Spacious Breakfast Kitchen
- Extremely Spacious Accommodation
- Utility & Cloakroom
- Bespoke Summerhouse
- Gardens & Bespoke Summerhouse
- Parking & Detached Garage
- Freehold, Council Tax Band E
- EPC C

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### PROPERTY SUMMARY

Housesetc Airmyn- INDIVIDUAL DETACHED HOUSE, 4 good size bedrooms, TWO EN SUITES, 4+ reception rooms, STUNNING & SPACIOUS BREAKFAST KITCHEN, integrated appliances, BI-FOLD DOORS INTO GARDEN, stunning summerhouse with bi-fold doors, GROUND SOURCE HEAT PUMP, utility & cloaks, NEW BUILD DETACHED GARAGE, vast parking area, OVER LOOKING OPEN FIELDS, cul de sac position, RURAL VILLAGE LOCATION, ideally located for motorway network, VIEWING STRONGLY RECOMMENDED.

### ENTRANCE

Modern composite front entrance door with double glazed opaque insert opens into

### RECEPTION HALL

Benefits from good quality stripped floorboard effect Karndean flooring, useful under stairs storage cupboard, stairs rising to first floor accommodation, doors leading off.

LOUNGE/ RECEPTION ROOM ONE 22' 8" x 13' 10" (6.92m x 4.22m)

With recessed glass fronted wood burning stove, tiled fire surround, integrated fire side display shelving, coving to the ceiling, windows to both front and side.

GROUND FLOOR CLOAKS 6' 0" x 2' 10" (1.83m x 0.87m)

Flooring running through from hallway, fitted white suite

comprising dual low level flush W.C, miniature vanity wash hand basin, window to the front.

DINING ROOM/ RECEPTION ROOM TWO 9' 4" x 12' 3" (2.86m x 3.75m)

Good quality tile effect Karndean flooring, coving to the ceiling, window over-looking the front, dining room opens into

DAY ROOM/ RECEPTION ROOM THREE 14' 9" x 8' 10" (4.5m x 2.7m)

Flooring running through from dining room, window to the front, double doors opening to side garden, day room leads into

BREAKFAST KITCHEN 19' 8" max x 16' 9" (6m x 5.12m)

Fully fitted modern breakfast kitchen with a range of wall and base units finished in cream high gloss, with stainless steel door and drawer furniture, white enamel one and a half bowl sink with mixer tap, integrated dishwasher, double electric oven, solid block food preparation surfaces and complimentary splash back tiling, additional solid block central island with matching high gloss units, five ring electric hob, window to the rear, bi-fold doors opening onto side garden.

UTILITY ROOM 9' 7" x 5' 9" (2.94m x 1.77m)

With a range of painted coloured wall and base units, with granite effect work surfaces, circular stainless steel



sink with contemporary style mixer tap, space and plumbing for automatic washing machine, central heating boiler, window to the rear, sliding door leads into

**PLAY ROOM 5' 10" x 37' 8" (1.8m x 11.5m)**

Useful play room and storage room with multiple UPVC double glazed windows to both side and rear, recessed ceiling spotlights, French doors opening out onto the rear garden, double sliding doors leading back through into lounge.

**RECEPTION ROOM FOUR 9' 8" x 9' 10" (2.97m x 3m)**

With radiator and window to the rear.

**STAIRS AND LANDING**

Carpeted staircase leads to landing with access to roof void, wall mounted radiator, window to the rear, doors off.

**BEDROOM ONE 13' 9" x 13' 10" (4.2m x 4.22m)**

Spacious bedroom benefits from fitted walk-in wardrobe which provides hanging rails, storage shelving, storage drawers, two UPVC double glazed windows to the front give views over fields, further window to the side, radiator, door leads into

**EN-SUITE BATHROOM 6' 2" x 8' 2" (1.9m x 2.5m)**

Fully fitted modern bathroom benefits from ceramic tiled walls, radiator, fitted white suite comprising dual low level flush W.C, vanity wash hand basin with mixer tap set in double high gloss unit with illuminated vanity mirror above, panelled bath with mixer tap and telephone style shower attachment, recessed ceiling spotlights, window to the rear.

**BEDROOM TWO 14' 11" x 8' 10" (4.56m x 2.71m)**

With central heating radiator, window to the front looking over open fields, internal door leads into

**EN-SUITE SHOWER ROOM 4' 8" x 8' 9" (1.44m x 2.69m)**

Fully fitted modern shower room benefits from ceramic tiled walls, fitted suite which comprises concealed dual low level flush W.C, vanity wash hand basin, independent step in tiled shower cubicle, central heating radiator,

window to the rear.

**BEDROOM THREE 10' 4" x 8' 9" (3.16m x 2.67m)**

With central heating radiator, window to the rear.

**BEDROOM FOUR 10' 4" x 8' 8" (3.16m x 2.66m)**

Fourth good sized bedroom with central heating radiator, window to the front over-looking open fields, useful walk-in storage cupboard.

**BATHROOM 6' 7" x 17' 1" (2.02m x 5.22m)**

Elegant house bathroom benefits from two ceramic tiled walls and excellent quality white suite to include: concealed dual level flush W.C, vanity wash hand basin with mixer tap all set in white high gloss units providing multi storage cupboards, oval baths with mixer tap and telephone style shower attachment, recessed ceiling spotlights, radiator, window to the rear.

**EXTERNAL**

**FRONT AND SIDE**

To the front of the property is a hardcore drive through driveway providing multi vehicle off-street parking with good quality timber perimeter fencing incorporating concrete posts. To the left hand side is a mature lawned area with well stocked borders, immediately in front of the property is a oval lawned area with well stocked borders, step up to front door with courtesy lighting, to the right hand side is a further hardcore area with mature trees and well stocked borders, sliding double gate gives vehicle access to the side and rear timber pedestrian access gate to the left hand side gives access to a south facing garden which benefits from artificial grass and good quality timber perimeter fencing incorporating concrete posts and gravel boards, side entrance doors to the property, outside power supplies.

**SUMMER HOUSE 14' 0" x 10' 0" (4.27m x 3.06m)**

The property benefits from a purpose built summer house, with solid timber flooring, fire surround with coal effect electric fire, ceiling mounted light and matching wall lights, bi fold doors with fit venetian blinds to both front and rear, to the rear of the summer house is a



further seating area with timber perimeter fence incorporating concrete posts and gravel boards.

#### REAR

To the rear of the property is a mature lawned garden, with good quality timber perimeter fencing incorporating concrete posts and gravel boards, stone paved walkway running the full width of the property, to the left hand side behind the sliding gate is a further hard core area providing further off-street parking, timber storage unit leads to brick built detached garage with roller door.

#### GARAGE 19' 0" x 20' 6" (5.8m x 6.27m)

Spacious detached garage with pedestrian access door to the right hand side, double doors to the left hand side with further UPVC windows.

#### EPC

Energy Performance Rating: C

#### HEATING AND APPLIANCE

The Heating and any Appliances included (including Security Alarms where fitted) 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 Rights Of Way etc need to be confirmed.

#### 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.

#### LOCATION

Postcode for satnav: DN14 8LL the property is on the right hand side and can be identified by a Housesetc for sale board.

Council Tax: E



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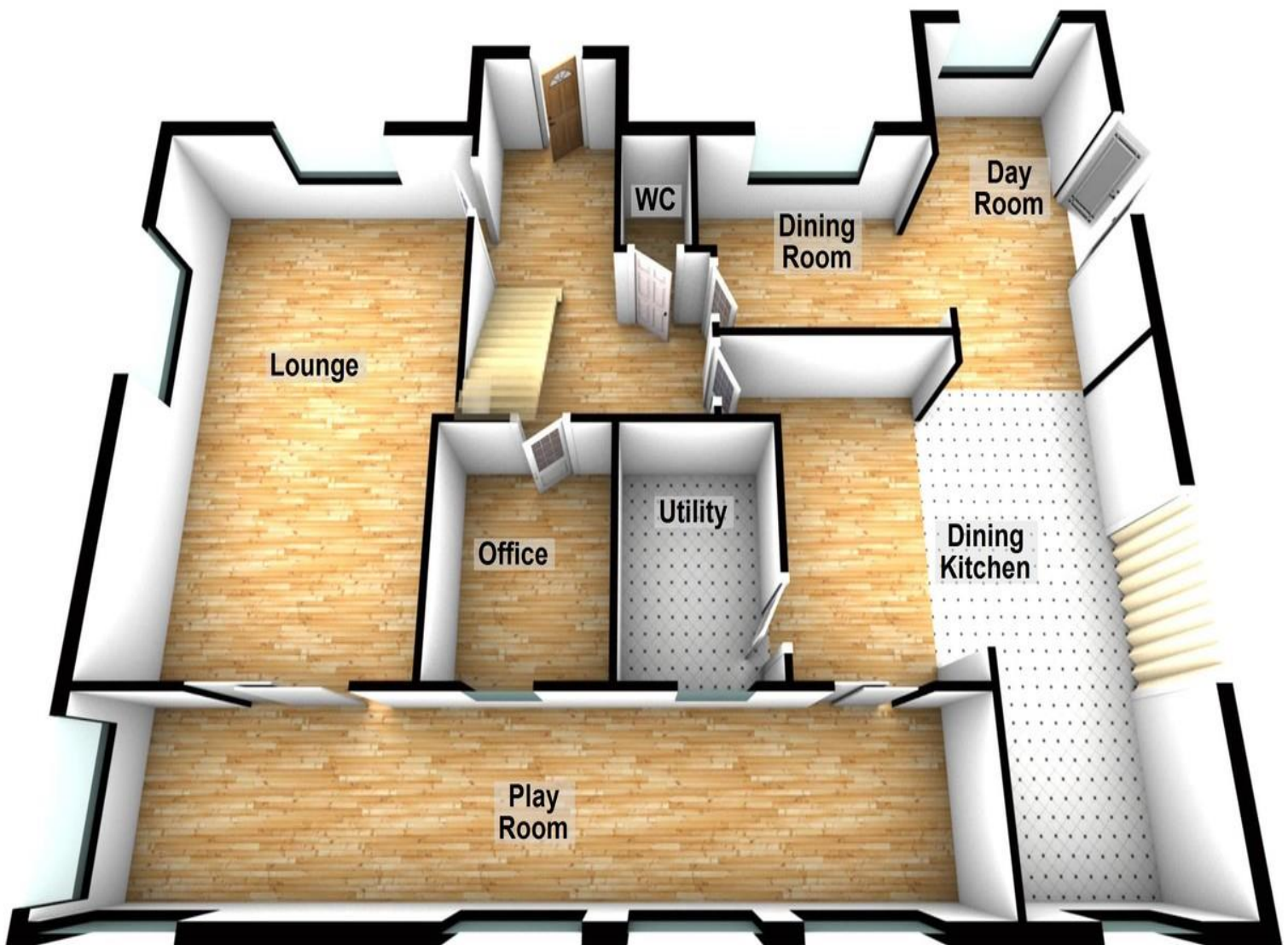
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Ground Floor



First Floor

