



EXCEPTIONALLY PRESENTED FAMILY HOME IN GOTHERINGTON

This is a rare opportunity to buy a family home with far reaching views to the rear aspect and set in a sought after village location. The local park positioned to the rear also adds charm and tranquility.

The property is light and airy throughout and offers flexible living space as well as four bedrooms. The current owners have maintained and upgraded each room

Entrance Hall 16'6 x 6'0 (5.03m x 1.83m)

UPVC double glazed front door and window to front aspect. Doors to all ground floor rooms and stairs to first floor. Wall mounted radiator.

Lounge/Diner 22'9 x 12'6 (6.93m x 3.81m)

French doors to garden room and window to rear aspect. Two wall mounted radiators and gas fire place.

Kitchen 16'3 x 8'00 (4.95m x 2.44m)

Window to front and side aspects and door to side aspect. Range of base level and wall units with work surface over. Stainless steel sink unit with mixer tap over. Space for cooker, washing machine, dryer and dishwasher. Further appliance space and part tiled walls. Extractor hood above cooker space and housed boiler. Space for fridge freezer and further appliance space.

Garden Room 12'8 x 9'5 (3.86m x 2.87m)

Windows to all sides and french door to rear aspect. Wall mounted radiator.

Fourth Bedroom / Home Office 16'10 x 8'3 (5.13m x 2.51m)

Window to front aspect, and wall mounted radiator. Built in wardrobes and storage

cupboard.

Landing

Doors to all rooms and loft access.

Bedroom One 12'9 x 11'2 (3.89m x 3.40m)

Window to rear aspect, wall mounted radiators and built in wardrobes.

Bedroom Two 11'3 x 11'2 (3.43m x 3.40m)

Window to front aspect and wall mounted radiators.

Bedroom Three 11'3 x 10'2 (max) (3.43m x 3.10m (max))

Window to side aspect and wall mounted radiators. Storage cupboard.

Family Bathroom 8'2 x 8' (2.49m x 2.44m)

Window to side aspect, airing cupboard and wall mounted radiator. Panelled bath with built in shower over. Pedestal wash hand basin with mixer tap over and low level WC. Part tiled walls.

WC 5'2 x 3'10 (1.57m x 1.17m)

Window to side aspect and wall mounted radiators. Vanity wash hand basin with mixer tap over and low level WC. Part tiled walls.

To Front

Mainly laid to lawn with mature trees and bushes. Tarmac driveway offering parking for several vehicles. Enclosed via timber panel fencing.

To Rear

Mainly laid to lawn with timber panel fencing. Two sheds with power and lighting.

Tenure = Freehold

Date Particulars Created = 01.10.2020

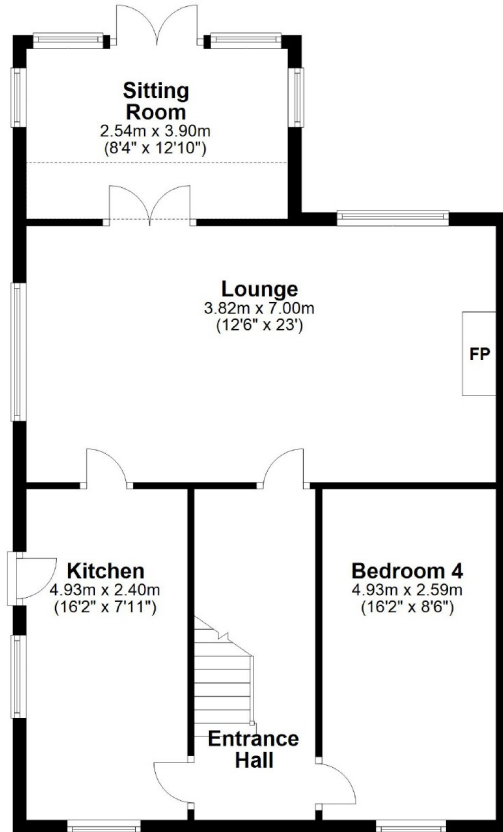
Agents note: Should your offer be accepted

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so

DIRECTIONS

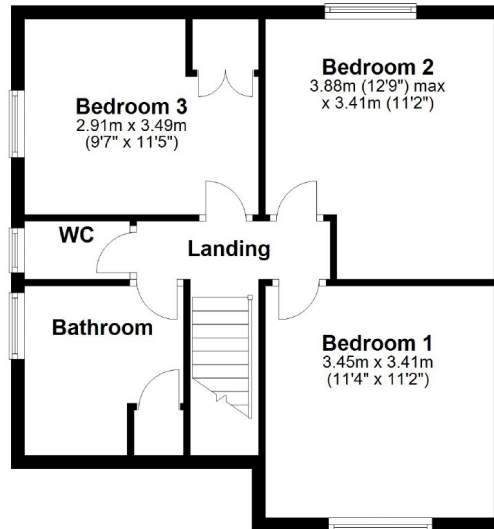
Ground Floor

Approx. 72.3 sq. metres (777.8 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.8 sq. feet)



Total area: approx. 120.9 sq. metres (1301.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

