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Park View Duncan Place

Loftus, TS13 4PR

£325,000

Energy Rating :

3 1 2

Park View Duncan Place

Description

Built in 1937 by a reputable local builder, this outstanding Three Bedroom Detached Family Home is tucked away at the top of quiet cul-de-sac within a south facing plot. Meticulously kept throughout with high quality fixtures and fittings, the deceptively spacious interior boasts a gas central heating system, uPVC double glazing (recently re-glazed to the front over the last few months), a lounge and separate dining/family room, a well equipped breakfast kitchen with a host of integrated appliances, fitted furniture in the two double bedrooms and a smart shower room. Outside the generous plot incorporates a gated driveway, a detached garage and lovely landscaped gardens which are a credit to the present owners. There is also access to a useful separate toilet from the driveway. The property is within comfortable distance of the village centre with its local shopping facilities and services including cafes, bars and independent shops. Coastal areas and the North Yorkshire Moors are all within easy reach. Property of this style and quality rarely become available in the village and, in ready to move into condition, it is not one to miss so please call us now to arrange your viewing.

Accommodation

Hallway

Upvc double glazed entrance door with adjacent upvc double glazed windows. Staircase off to the first floor, traditional double radiator, built in double cloaks cupboard.

Lounge *17' 5" x 10' 8" (5.32m x 3.24m)*

Triple aspect room with a side aspect upvc double glazed bay window, front aspect upvc double glazed window and upvc double glazed double opening doors to the landscaped rear garden. Bespoke fire surround with a marble inset and hearth incorporating a coal effect living flame gas fire. Two double radiators.

Dining/Family Room *13' 9" x 12' 0" (4.19m x 3.65m)*

Beautiful views over the garden from the upvc double glazed window, coved ceiling and a traditional style radiator. Attractive fire surround with a marble inset and hearth incorporating a coal effect living flame gas fire.

Dining Kitchen *17' 7" x 10' 8" (5.36m x 3.26m)*

Smart range of wall and base units with cupboards, drawers and marble effect worktops. Display cabinet, one and a half inset stainless steel drainer and unit with a mixer tap. Integrated appliances include:- a tumble dryer, washing machine, dishwasher, fridge freezer, ceramic electric hob, double fan assisted electric oven and microwave. Tiled surrounds, double radiator, upvc double glazed window and upvc double glazed double opening french doors which give direct access to the south facing rear garden.

First Floor

Landing

Two built in storage cupboards, traditional style radiator and a upvc double glazed window. Access to the loft space via a retractable ladder and the loft is boarded and insulated.

Bedroom 1 *11' 1" x 12' 5" (3.38m x 3.79m)*

Upvc double glazed window plus a side aspect upvc double glazed window. Comprehensive range of fitted wardrobes including a drawer pack. Radiator.

Bedroom 2 *11' 11" x 11' 2" (3.64m x 3.41m)*

Comprehensive range of fitted wardrobes with drawers, base cupboards, mirror and some base cupboards create a window seat with storage for shoes below. Dado rail, radiator. Please note there are lovely rooftop views over the village towards the hills from the upvc double glazed window.

Bedroom 3 *8' 2" x 7' 1" (2.5m x 2.15m)*

Fitted double wardrobe with overhead cupboards with an integrated computer desk with drawers. Upvc double glazed window with lovely views in the distance. Radiator.

Contemporary Styled Shower Room *9' 11" x 8' 0" (3.02m x 2.44m)*
White suite comprising of a low flush wc and wash hand basin with vanity cupboards below and a mirror over. Double length shower enclosure with a hand held shower attachment and an additional rainfall shower head. Pvc panelled walls and ceiling. Dual aspect upvc double glazed window, traditional towel radiator, linen cupboard, overhead plinth with downlighting.

Externally
The property is tucked away at the top of a quiet cul-de-sac and is screened by conifer hedging.

Driveway
A gated driveway which provides off road parking and gives access to a detached garage and also a brick outbuilding.

Detached Garage *19' 1" x 10' 6" (5.82m x 3.21m)*
Pitched roof, workbench, range of wall and base units, power/electric light and a side access door and window.

Brick Outbuilding
Incorporating a white low flush wc.

Landscaped Gardens
Beautifully tended and presented by the present owners with paved area, established conifers, evergreens and flowering plants. The rear garden affords a good degree of privacy and incorporates a cold water tap, extensive Indian sandstone patio area, greenhouse and shed. Manicured lawn and established planting. Please note that the property is accessed via two side gates at either side of the property from the front.

Council Tax Band
Council tax band:- D

Energy Performance Certificate
A full Energy Performance Certificate is available upon request.

Mortgage Services
We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Agent Notes
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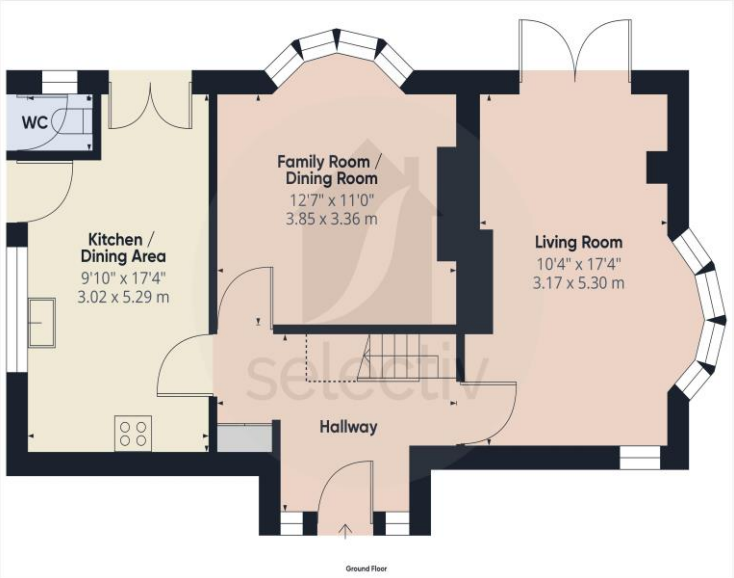

Viewing Arrangements

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