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the family estate agents

Price Guide
£275,000

EPC Rating: C

4 Teal Drive

Barton-upon-Humber, North Lincolnshire, DN18 5FH
4 Bedroom Detached House



- ✓ A MODERN DETACHED FAMILY HOME
- ✓ 2 RECEPTION ROOMS
- ✓ MODERN FITTED BREAKFASTING KITCHEN & UTILITY ROOM
- ✓ 4 BEDROOMS
- ✓ FAMILY BATHROOM & MASTER EN-SUITE
- ✓ PRIVATE ENCLOSED REAR GARDEN



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A well presented modern detached home situated within a sought after residential area and thought ideal for a growing family. The well proportioned accommodation briefly comprises, a central entrance hallway, cloakroom, fine front living room with open access to the dining room, modern fitted breakfasting kitchen and utility room. The first floor provides a central landing leading to 4 generous bedrooms with a master en-suite and a main family bathroom. Occupying private enclosed gardens with parking to the front that allows access to an integral garage.

CENTRAL ENTRANCE HALLWAY

Measures approx. 1.89m x 4.77m (6' 2" x 15' 8"). Includes a uPVC double glazed entrance with adjoining sidelights with frosted glazing, wall to ceiling coving, a single flight staircase leads to the first floor accommodation with open spell balustrading and matching newel posts and internal doors leading off to;



DOWNSTAIRS WC

Measures approx. 0.86m x 1.7m (2' 10" x 5' 7"). With a two piece suite in white comprising a low flush WC, corner wash hand basin with tiled splash back, vinyl flooring and extractor fan.

MAIN LIVING ROOM

Measures approx. 3.27m x 4.77m (10' 9" x 15' 8"). With a front uPVC double glazed window, wall to ceiling coving, TV input and double doors leading through to;



DINING ROOM

Measures approx. 3.1m x 2.85m (10' 2" x 9' 4"). Including a rear uPVC double glazed entrance door with an adjoining window allowing access to the rear decked area, wall to ceiling coving and an internal door that allows access through to;



MODERN FITTED BREAKFASTING KITCHEN

Measures approx. 4.85m x 2.86m (15' 11" x 9' 4"). Includes a dual aspect with rear and side uPVC double glazed window, a range of white shaker style low level units, drawer units and wall units with brushed aluminum style pull handles and a marble effect working top surface with matching uprising incorporates a single stainless steel sink unit with block mixer tap and drainer to the side, with built-in electric oven and five ring gas hob with an overhead chrome canopied extractor fan with stainless steel splash back, integral dishwasher, attractive vinyl flooring and opening which leads through to a breakfasting area, wall to ceiling coving, ceiling spotlights, space for a tall fridge freezer and an internal door which allows access through to;



UTILITY ROOM

Measures approx. 1.52m x 1.54m (5' 0" x 5' 1"). With a rear uPVC double glazed entrance door allowing access to the rear of the property, a working top surface and plumbing for an automatic washing machine.



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SPACIOUS FIRST FLOOR LANDING

Includes loft access, a built in airing cupboard and internal doors which allows access through to;

MASTER BEDROOM 1

Measures approx. 3.34m x 4.3m (10' 11" x 14' 1"). With a front uPVC double glazed window, TV input and an internal door which allows access off to;

MASTER EN-SUITE SHOWER ROOM

Measures approx. 1.8m x 2.1m (5' 11" x 6' 11"). With a front uPVC double glazed window with frosted glazing and a three piece suite comprising of a walk in shower cubicle with overhead shower, low flush WC and a circular wash hand basin with tiled splash backs, extractor fan and cushioned flooring.

FRONT DOUBLE BEDROOM 2

Measures approx. 4.31m x 2.73m (14' 2" x 8' 11"). With a front uPVC double glazed window and TV input.

REAR BEDROOM 3

Measures approx. 2.9m x 3.38m (9' 6" x 11' 1"). With a rear uPVC double glazed window.

REAR BEDROOM 4

Measures approx. 3.39m x 2.74m (11' 9" x 9' 0"). With a rear uPVC double glazed window.

MAIN FAMILY BATHROOM

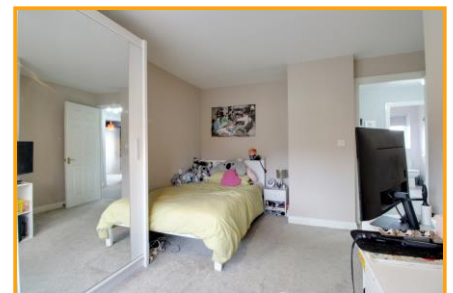
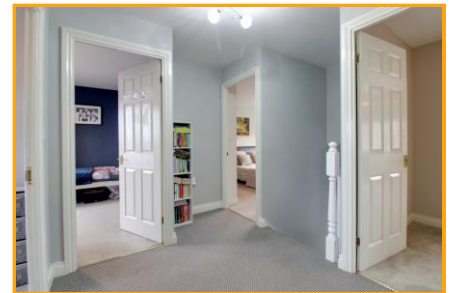
Measures approx. 1.77m x 2.28m (5' 10" x 7' 6"). With a rear uPVC double glazed window with frosted glazing, extractor fan, a three piece suite in white comprising of a low flush WC, pedestal wash hand basin with tiled splash back, panelled bath with overhead electric shower with tiled splash backs, tiled flooring and wall mounted chrome towel heater.

OUTBUILDINGS

The property has the benefit of an integral garage which measures 2.61m x 5.15m (8' 7" x 16' 11") with an up and over front door, full power and lighting, a wall mounted gas fired boiler and with the benefit of having mains connected electric car charging point. There is a timber garden shed within the rear of the property and a further timber summer house.

GROUNDS

The front of the property provides a block paved driveway leading to an integral single garage with an adjoining principally laid lawned garden, planted shrubs and a flagged pathway allowing access down the side of the property via a secure garden side gate. The rear garden is privately enclosed with the benefit of a raised decked entertaining area, further principally laid lawn, surrounding secure fencing and a variety of small, planted shrubs.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a modern gas fired central heating boiler to radiators.

DOUBLE GLAZING

The property benefits from uPVC double glazed windows and doors.

**** IMPORTANT ****

PURCHASE PROCEDURE

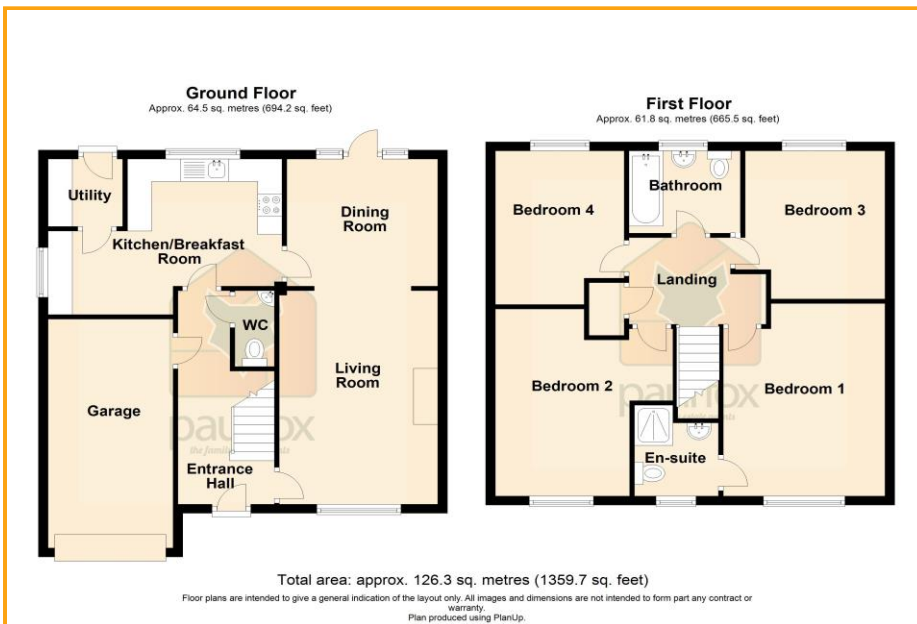
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THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

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