
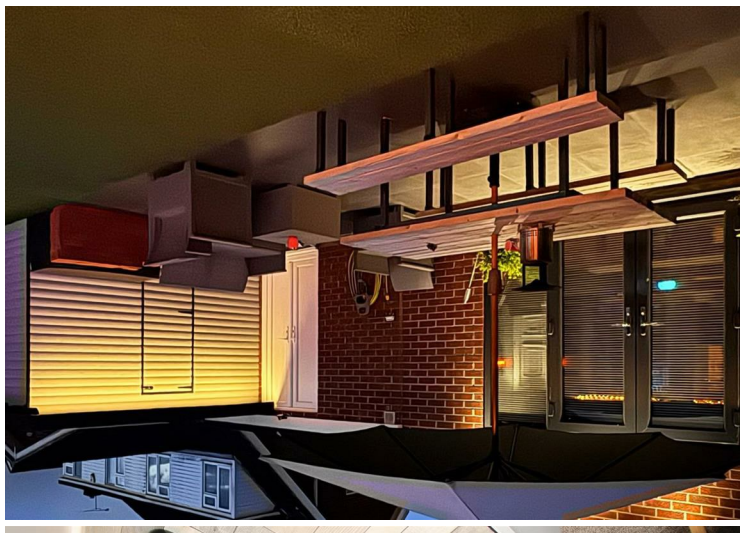




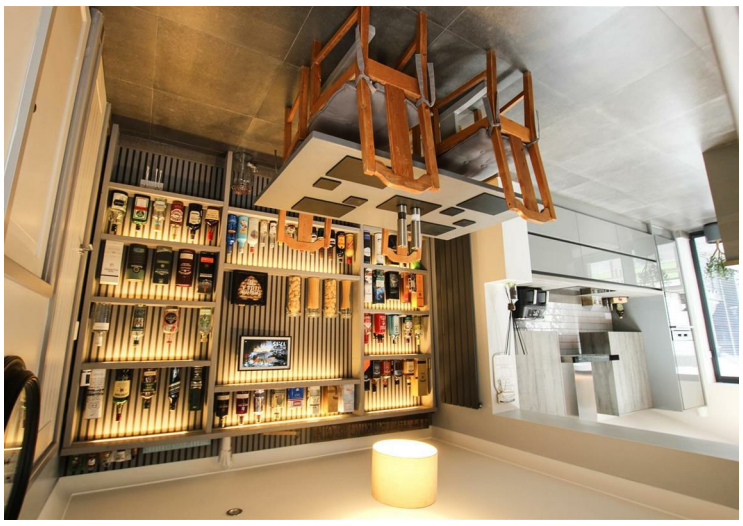



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4 Langton Gardens, Branton, DN3 3PA

Offers Over £240,000

JUST LISTED……A TRULY EXCEPTIONAL 3 BEDROOM SEMI DETACHED PROPERTY / HAVING UNDERGONE AN EXTENSIVE 5 YEAR RENOVATION PROJECT / INCLUDING LARGE EXTENDED OPEN PLAN ISLAND KITCHEN / ZONED GAS CENTRAL HEATING / UPVC DG 2021 / CONTEMPORARY BATHROOM & EN-SUITE / LANDSCAPED REAR GARDEN / TOO MANY EXTRAS TO LIST / EARLY VIEWING ESSENTIAL //

This gorgeous property has been extended to the rear and meticulously upgraded to create a very stylish 3 bedroom property, literally 'ready to move into'. It has Pvc double glazing installed 2021, gas central heating with each room separately zoned and briefly comprises: Entrance hall, large lounge with feature lighting and a log burner, separate dining area which opens into an extended open plan breakfast island kitchen, fully fitted including quality fitted appliances which opens onto a landscaped rear garden, and a contemporary styled fully tiled bathroom with shower. On the first floor there are 3 good sized bedrooms, the main bedroom has a contemporary en-suite shower room off. The rear garden is all enclosed, landscaped with a porcelain tiled patio, artificial lawn etc. a very low maintenance garden perfect for entertaining and relaxing. Ample parking and a larger brick garage. Several outbuildings & garden stores. Lovely cul de sac within Branton village, with access to local shops, well regarded schools and access to the M18 and motorway network. VIEWERS WILL NOT BE DISAPPOINTED.

ACCOMMODATION
A composite double-glazed entrance door with matching side screens leads into the properties entrance hall.

ENTRANCE HALL
This is all beautifully finished and sets the theme for the remainder of the property. There is a staircase with a brushed steel bannister rail, giving access to the first-floor accommodation. It has a central ceiling pendant light and a white cottage style door which again can be found throughout the remainder of the property, leads through into a beautiful lounge.

LOUNGE
15'6" x 13'0" (4.72m x 3.96m)
No expense has been spared in this and all throughout the property. It has a feature ceiling with stair-light and ambient lighting including spotlights. There are two pvc double glazed windows to the front and side elevations, feature log burner set onto a tiled hearth, recess shelving set into the chimney recesses and a central heating radiator.

OPEN PLAN ISLAND KITCHEN
14'3" max x 12'0" max (4.34m max x 3.66m max)
This is probably demonstrated by the floorplan and photographs. This is all smartly finished with a range of modern high- and low-level units with a contrasting high gloss cabinet door and dark timber effect door. There are a matching work surfaces with tiled splashbacks, there is a 1½ bowl with a contemporary mixer tap inset into the breakfast island which extends to provide seating area. There is also an integrated dishwasher and further cupboards. There is a 6-ring hob with a matching integrated chimney style extractor hood above, integrated fan assisted electric oven, deep recess suitable for an American style fridge freezer, a contemporary style radiator. There is a vaulted ceiling with spotlighting including 2 solar powered Velux windows with automatic blinds during rain etc. To the far end there are 2 pvc double glazed double opening doors with matching side screens which create a nice wall of windows, opening directly into the properties rear garden. There is a continuation of the tiled flooring, plumbing for an automatic washing machine, room for tumble dryers etc. contemporary style pull out drawers and feature pendant lights.

DINING AREA
9'4" x 9'2" (2.84m x 2.79m)
This now opens directly into an extended kitchen. This has a feature wall with bar including LED lighting inset, contemporary style tall radiator, tiled flooring, a deep built-in boot room style cupboard which has shelving and space for shoes, coats etc. There is a further low-level cupboard alongside.

GROUND FLOOR BATHROOM
This again, is beautifully finished with a contemporary white suite comprising of a shower style bath with a mixer shower over including rainfall shower head, wash basin and low flush wc inset into the bathroom furniture. The bathroom is fully tiled with coordinating floor tiles, display niches, feature ceiling with 2 lighting modes, wall mirror and contemporary style towel rail/radiator.

FIRST FLOOR LANDING
We have an access point into the loft space via a pull-down timber ladder and doors to the bedrooms.

BEDROOM 1
12'7" max x 9'2" max (3.84m max x 2.79m max)
This is a large double room, it has a pvc double glazed window to the front, central heating radiator, coving, inset spotlighting to the ceiling and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
This is all beautifully finished with a large shower enclosure fully tiled with a mains plumbed thermostatic shower and rainfall shower head. There is a low flush wc and wash hand basin inset into bathroom furniture, contemporary style towel rail/radiator and a ceramic tiled floor, inset spotlighting to the waterproof ceiling and a high level pvc double glazed window.

BEDROOM 2
14'10" x 8'0" (4.52m x 2.44m)
This is a good size second double bedroom, this has 2 pvc double glazed windows to the rear and side elevations, central heating radiator, coving and a central ceiling light.

BEDROOM 3
8'8" x 7'6" (2.64m x 2.29m)
This is a comfortable third bedroom as evidenced by the room measurements. There is a PVC double glazed window with an outlook over the properties rear garden, central heating radiator and a central ceiling light.

OUTSIDE

GARAGE
The garage has power and light laid on and an electric remote door.

REAR GARDEN
To the rear of the property there is a beautifully enclosed landscaped rear garden, all designed for low maintenance and easy for entertainment. It has a porcelain tiled patio which extends onto an artificial lawn and within the garden there are several outbuildings including a large canopy giving shelter to a hot tub with opening hatches on gas struts providing ventilation and scenery. There is a useful timber shed all enclosed with concrete post and timber fencing to the perimeters. There is also an integral door into the back of the garage.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. Age of units various 2021.

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler 2020

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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