







\*\*\*\* STUNNING LOCATION ON A  
GOOD SIZE PLOT \*\*\*\*

CHARACTER PROPERTY FULL OF  
CHARACTER AND CHARM \*\*\*\*

This is a great opportunity to purchase a three bedroom well presented property in the high regarded village of Oakthorpe.

The property offers a lounge and conservatory, fitted dining kitchen with door onto the garden. Utility room and a guest cloakroom. The first floor offers two double bedrooms, ensuite shower room and a family bathroom. The second floor offers two area with flexible use like a third bedroom and office. Ample parking, good size and established garden and storage area.



**ABODE**  
SALES & LETTINGS



## HALL

Door from the side into a hall, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## UTILITY ROOM

Fitted cupboard and work surfaces, plumbing and space for a washing machine and space for a tumble dryer, storage cupboard, radiator and upvc double glazed window.

## INNER HALL

Stairs to the first floor, radiator and doors to -

## LOUNGE

Feature fireplace with ornate surround and electric fire, upvc double glazed window and a radiator. Double doors into the conservatory.

## CONSERVATORY

Upvc double glazed windows and doors onto the garden and a tiled floor.

## KITCHEN DINER

The kitchen area offers solid wood fitted wall mounted, base and drawer units with work surfaces and a sink unit. Fitted extractor with space for a cooker under, space for a fridge freezer, display cabinets, upvc double glazed window and open through to the dining area.

The dining area offers under stairs storage cupboard, radiator and upvc double glazed window and door onto the garden.



## FIRST FLOOR LANDING

Upvc double glazed window, door to stairs up to to the second floor and doors to -

## BEDROOM I

Upvc double glazed window overlooking the garden, radiator, walk in wardrobe and door to -

## EN SUITE

Enclosed shower, wash hand basin, low flush wc, radiator and upvc double glazed window.











## BEDROOM 2

Upvc double glazed window overlooking the garden, radiator.

## BATHROOM

Panel enclose bath, low flush wc, bidet, wash hand basin, airing cupboard, radiator and upvc double glazed window.

## SECOND FLOOR

### BEDROOM 3 and OFFICE

Converted loft offering 2 areas perfect for a bedroom and office. Eaves storage cupboards, radiators and upvc double glazed windows.

## OUTSIDE

Ample parking to the front and timber shed/workshops. Side garden with seating areas. The rear garden offers a good side lawn with established borders. Rear access for a caravan or suchlike if required.















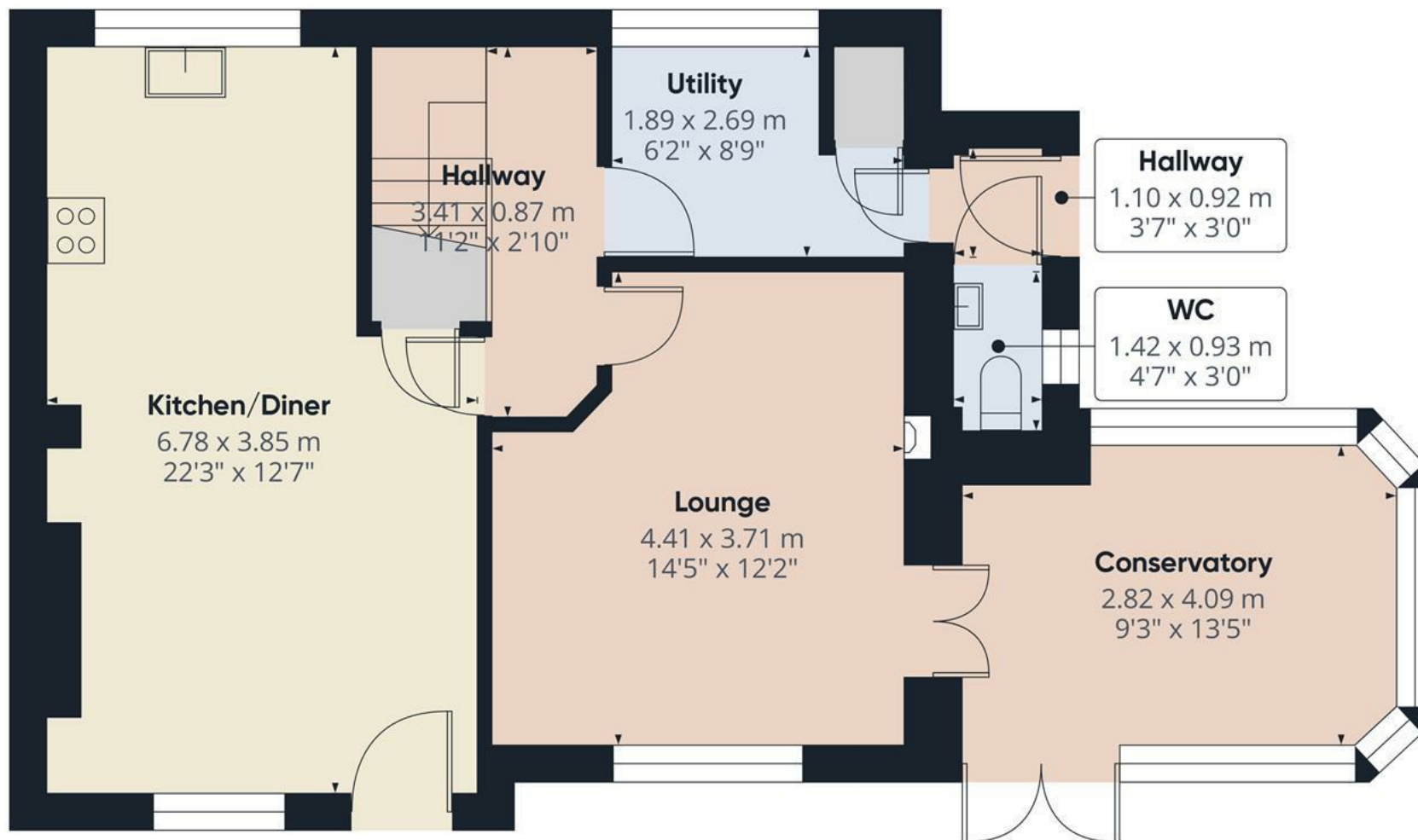












Approximate total area<sup>(1)</sup>

64.4 m<sup>2</sup>

694 ft<sup>2</sup>

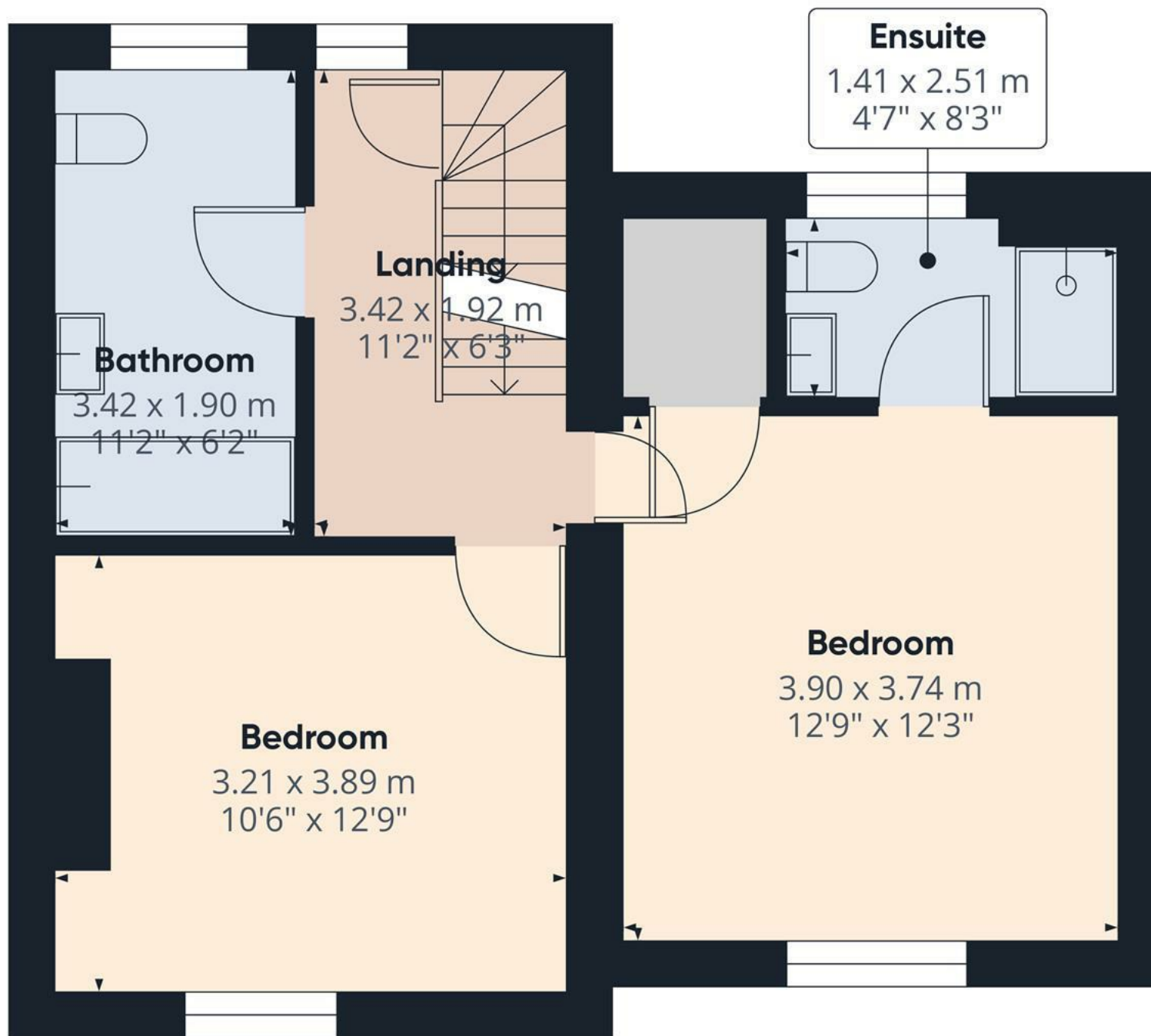
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0





Floor 1



Approximate total area<sup>(1)</sup>

42.7 m<sup>2</sup>

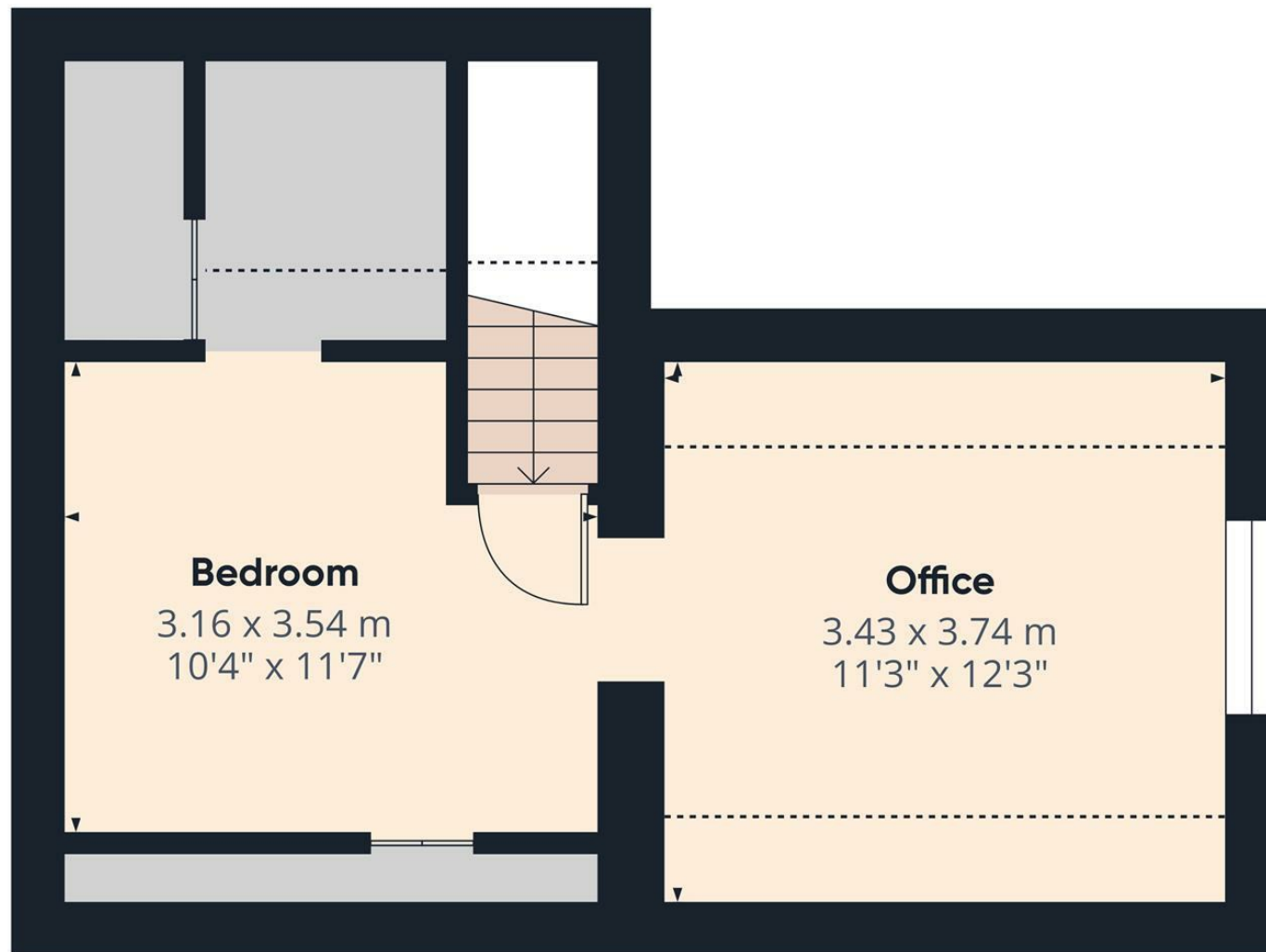
459 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



**Approximate total area<sup>(1)</sup>**

29 m<sup>2</sup>  
312 ft<sup>2</sup>

**Reduced headroom**

3.8 m<sup>2</sup>  
41 ft<sup>2</sup>

(1) Excluding balconies and terraces

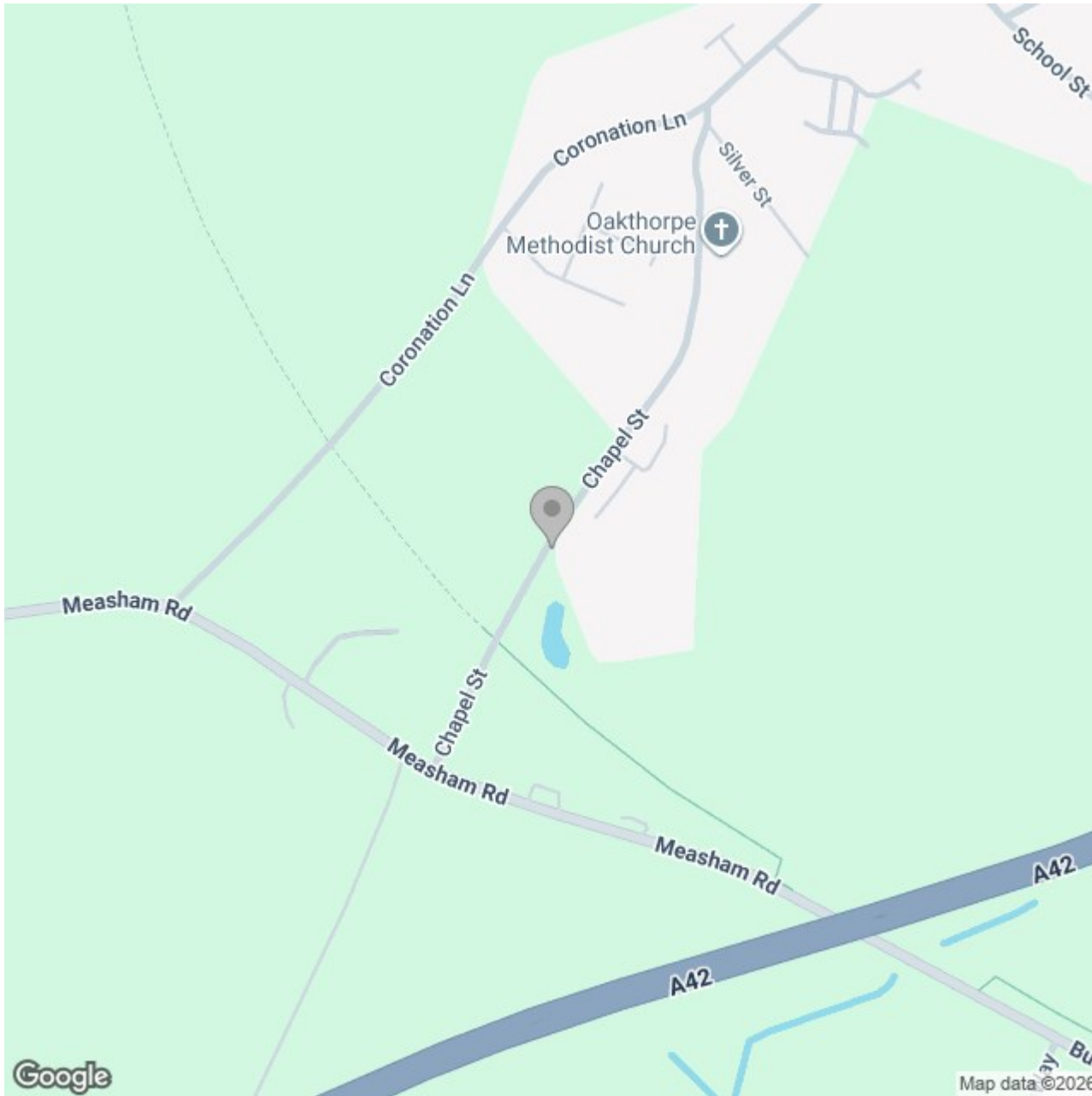
**Reduced headroom**

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 