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the family estate agents

Price Guide

**£240,000**

EPC Rating: D

## 9 Prince Phillip Drive

Barton upon Humber, North Lincolnshire, DN18 6AZ

4 Bedroom Detached House



- ✓ A SUPERB MODERN DETACHED FAMILY HOME
- ✓ LARGE OPEN LIVING DINING ROOM
- ✓ STYLISH OPEN PLAN KITCHEN DINING SPACE
- ✓ 4 GENEROUS BEDROOMS
- ✓ MODERN FITTED SHOWER ROOMS
- ✓ ENCLOSED PRIVATE GARDENS



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DN18 5ER

T: 01652 635000 E: [barton@paul-fox.com](mailto:barton@paul-fox.com)

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A most attractive modern detached family home located in a quiet cul-de-sac location and having many recent improvements by the current owners. The well presented proportioned accommodation briefly comprises, entrance, cloakroom, utility room, stylish open plan breakfasting kitchen with to a large main lounge/dining room. The first floor provides 4 double bedrooms and a modern family shower room. Occupying a landscaped private rear garden with excellent decked seating area. To the front of the property includes an attractive block paved driveway which provides parking for several vehicles.

## ENTRANCE HALLWAY

Enjoying a side uPVC double glazed entrance door with inset patterned glazing, oak style laminate flooring, single flight staircase leads to the first floor accommodation, an opening to an open plan kitchen diner and a further internal door allows access to;

## CLOAKROOM

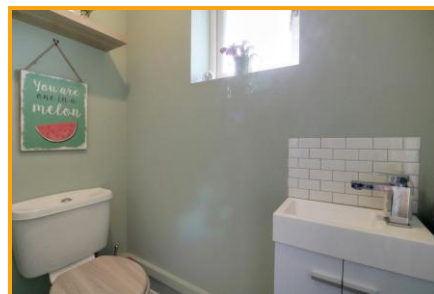
Enjoying a front uPVC double glazed window with frosted glazing and a two piece suite in white comprising a vanity wash hand basin with storage units beneath and tiled splash back, a low flush WC, laminate flooring and wall to ceiling coving.

## OPEN PLAN BREAKFASTING KITCHEN

Measuring approx. 3.5m x 6.68m (11' 6" x 21' 11"). Enjoying a side uPVC double glazed entrance door which allows access to the side of the property. The kitchen enjoys an extensive range of light shaker style low level units, drawer units and wall units with brushed aluminum style pull handles and a butcher block working top surface with matching uprising incorporating a single porcelain sink unit with block mixer tap and drainer to the side, built in four ring electric hob with overhead black canopied extractor fan, double Neff electric oven, further integral appliances including a dishwasher, space for a tall American fridge freezer, matching spacious breakfast island with low level shaker style in dark navy with brushed aluminum style pull handles, continuation of oak style laminate flooring, understairs storage cupboard, modern inset ceiling spotlights and an internal door allows access into the;

## UTILITY ROOM

Measures approx. 1.89m x 2.56m (6' 2" x 8' 5"). Enjoying an automatic front door, laminate working top surfaces with a rectangular sink bowl unit with block mixer tap, plumbing for an automatic washing machine, space for an undercounter tumble dryer.



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## SPACIOUS MAIN LIVING/DINING ROOM

Measures approx. 4.59m x 6.71m (15' 1" x 22' 0"). Enjoying a dual aspect with front uPVC double glazed window and rear uPVC double glazed French doors leading out to the decked seating area, TV input, wall to ceiling coving, a gas coal effect fire with a projecting marbled hearth and matching backing surround and mantle and an internal door which allows access through to the kitchen.

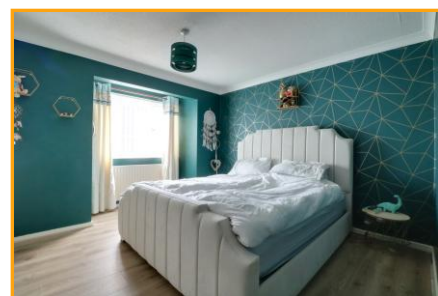


## FIRST FLOOR LANDING

Enjoying loft access, built in airing cupboard and internal doors allowing access off to;

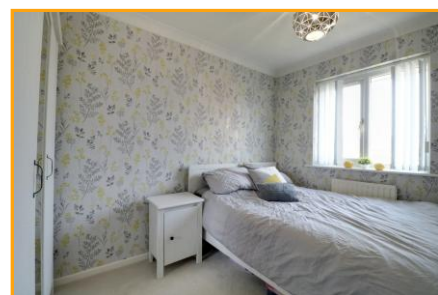
## FRONT DOUBLE BEDROOM 1

Measures approx. 3.67m x 3.76m (12' 0" x 12' 4"). Enjoying a front uPVC double glazed window, a built in over the stairs storage cupboard and TV input.



## FRONT DOUBLE BEDROOM 2

Measures approx. 3.33m x 3.54m (10' 11" x 11' 7"). Enjoying a front bay uPVC double glazed window, over the stairs storage cupboard, wall to ceiling coving, oak style laminate flooring and TV input.



## REAR DOUBLE BEDROOM 3

Measures approx. 2.48m x 3.29m (8' 2" x 10' 10"). Enjoying a rear uPVC double glazed window.

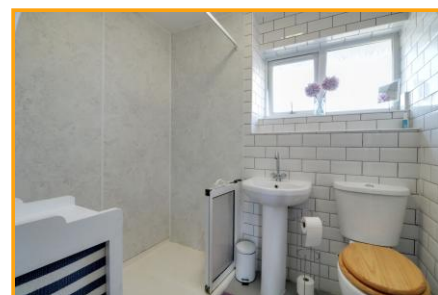
## REAR DOUBLE BEDROOM 4

Measures approx. 2.77m x 2.86m (9' 1" x 9' 5"). Enjoying a rear uPVC double glazed window, a bank of attractive sliding fitted wardrobes with mirrored fronts, wall to ceiling and a built in storage cupboard.



## MODERN SHOWER ROOM

Measures approx. 1.66m x 2.12m (5' 5" x 6' 11"). Enjoying a rear uPVC double glazed window with frosted glazing, a three piece suite comprising a double walk in shower cubicle with overhead electric shower and mermaid boarding, pedestal wash hand basin, a low flush WC, attractive tiled walls and cushioned flooring.



## GROUPDS

The front of the home enjoys an attractive block laid driveway providing parking for multiple vehicles. The home enjoys a landscaped private rear garden with excellent decked seating area.



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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

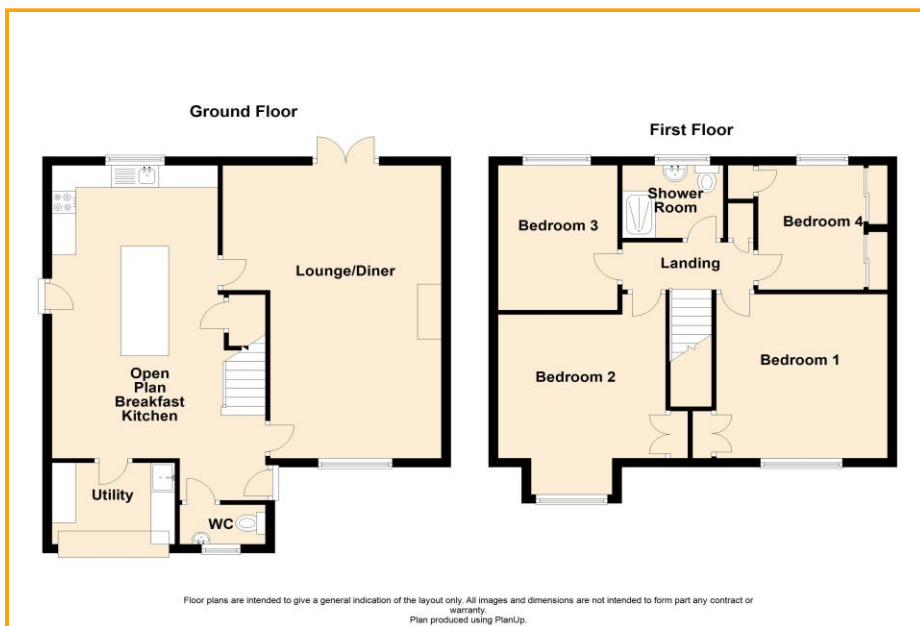
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## THINKING OF SELLING?

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