



14 Field View Close | Ampleforth

- A well-proportioned four bed family home
- Four bedrooms, master bedroom with en-suite and family bathroom
- Double garage and generous off-street parking
- Open plan kitchen, utility room, living room, dining room/study and cloakroom
- Situated on a corner plot with substantial gardens
- No onward chain

Guide Price £515,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor, engineered wood floor, radiator and fitted storage cupboard.

OPEN PLAN KITCHEN/BREAKFAST ROOM

20'1" x 13'5" (6.12m x 4.09m)

Double glazed bay window to the front and French doors opening out to the rear gardens, range of fitted base and wall mounted units with work surfaces over, integral appliances including oven and grill, six-ring burner gas hob with extractor fan over, larder unit with fridge-freezer, 1 & ½ bowl stainless steel sink and drainer with chrome taps, dishwasher, TV aerial point, 2 radiators, tiled floor.

UTILITY ROOM

Range of fitted base and wall units with stainless steel sink, plumbing for washing machine, door to outside, radiator, tiled floor and extractor fan.

SITTING ROOM

16'9" x 12'2" (5.11m x 3.71m)

Triple aspect room, with french doors out onto rear patio, engineered wood floor, double radiator, TV aerial point, 2 radiators.

DINING ROOM/STUDY

9'3" x 9' (2.82m x 2.74m)

Double glazed window to the front, engineered wood floor, telephone point, radiator.



CLOAKROOM

6'3" x 3'3" (1.91m x 0.99m)

Low flush WC, pedestal wash hand basin, radiator, double glazed window to side aspect, tiled floor.

FIRST FLOOR

LANDING

Double radiator, loft hatch, airing cupboard.

BEDROOM 1

16'10" x 12'2" (5.13m x 3.71m)

Dual aspect room with double glazed windows to either side elevations. built-in wardrobe, TV aerial point, radiator.

EN-SUITE SHOWER ROOM

3 piece suite comprising enclosed glazed shower cubicle, low flush WC and pedestal wash hand basin. Heated towel rail, tiled floor and extractor fan, window to rear.

BEDROOM 2

11'6" x 10'9" (3.51m x 3.28m)

Front aspect double glazed window, radiator.

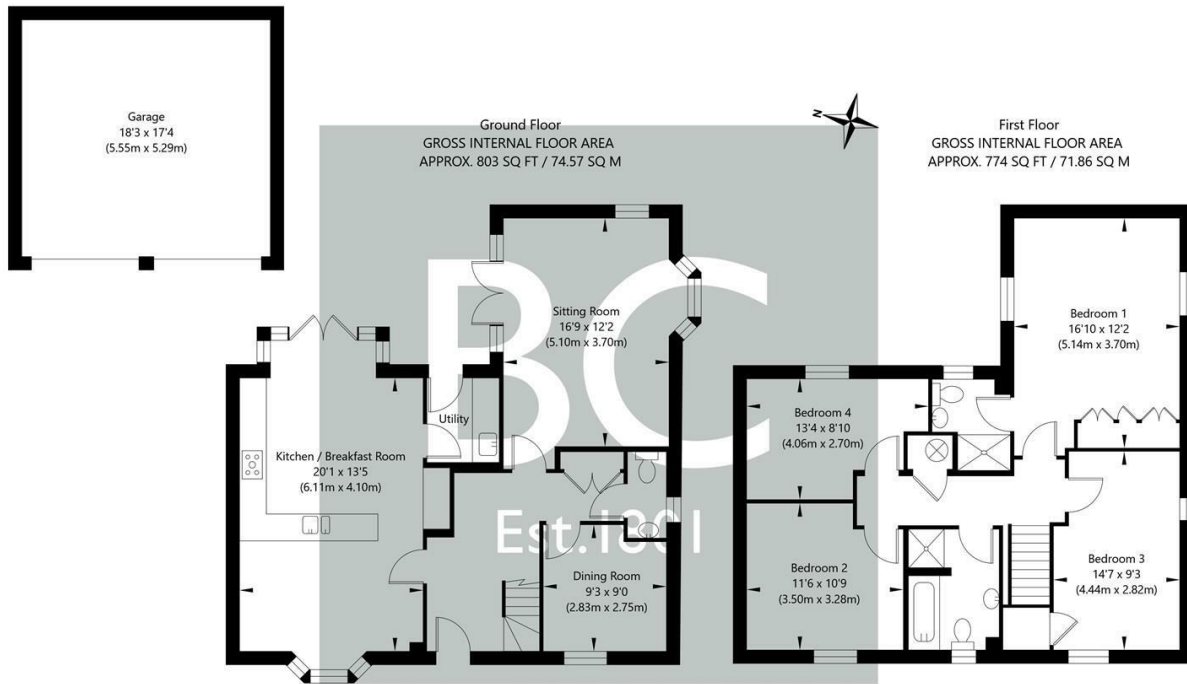
BEDROOM 3

14'7" x 9'3" (4.45m x 2.82m)

Dual aspect room with double glazed windows to front and side. Over stairs built in cupboard, radiator.



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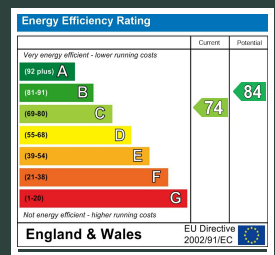
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1577 SQ FT / 146.43 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING
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