

**FOR SALE**



**Vale Road, Thrybergh**  
**Guide Price £220,000**

  
**MARTIN & CO**



## Vale Road, Thrybergh

3 Bedrooms, 2 Bathroom

Guide Price £220,000

- Three bedrooms
- En suite to master
- Dining kitchen
- Off road parking
- Spacious

GUIDE PRICE £220,000 - £230,000. This deceptively spacious family home is truly impressive. Its ideal location provides easy access to public transport links and local amenities, making it convenient for daily life.

The property has been finished to a high specification with attention to detail. The generous-sized rooms are sure to impress any potential buyer. The interior features oak doors and a stunning oak and glass balustrade, adding a touch of elegance to the space.

The bathroom fittings are pristine, and the contemporary style kitchen is a standout feature. The kitchen boasts an extensive range of fitted wall and base units, along with integrated appliances, ensuring a modern and functional space for cooking and dining.

Upon entering the property, you are greeted by an entrance hall with stairs leading to the first-floor landing. There is also a convenient cloakroom with a white two-piece suite.

The property offers three well-proportioned bedrooms on the first floor, with the master bedroom benefiting from an en suite shower room featuring a three-piece suite. Additionally, there is a family bathroom with a white three-piece suite.



Outside, there is a lovely lawn to the front of the property, while the side provides off-road parking for several vehicles. The rear of the property offers an enclosed garden with a lawn and Indian stone patio, perfect for outdoor entertaining or relaxation.

Overall, this property has it all - a combination of style, space, and convenience. It is sure to attract a varied range of potential buyers.

**ENTRANCE HALL** A generous size entrance hall with staircase rising to the first floor landing, door to the lounge, door to the cloakroom and side facing entrance door with decorative glazed panel.

**CLOAKROOM** With a white two piece suite which comprises of a low flush w.c, vanity wash hand basin with glass splash back, glass window sill and front facing window.

**LOUNGE** A lovely proportioned lounge which has ample space for larger style furniture. door to the dining kitchen and a front facing window.

**DINING KITCHEN** A stunning dining kitchen which has a range of contemporary style fitted wall and base units in high gloss grey. Wall units include extractor hood, underlighting and there are downlights to the ceiling. Base units are set beneath contrasting worktops which include a one and a half bowl sink, 5 ring gas hob, double eye level oven, integrated dishwasher, washing machine and fridge freezer. Having tiled splash backs, under stairs storage rear facing window and rear facing French style doors to the garden.

**LANDING** With access to the loft with ladder and a glass and oak balustrade.

**BEDROOM ONE** A double size room with front facing window and door to the en-suite.



**EN-SUITE** With a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, double walk in shower, tiled walls, downlights to the ceiling and extractor hood.

enclosed garden with Indian stone patio, lawn and outdoor lighting.

**BEDROOM TWO** A double size room with rear facing window.

**BEDROOM THREE** A larger than average single room which has rear facing window.

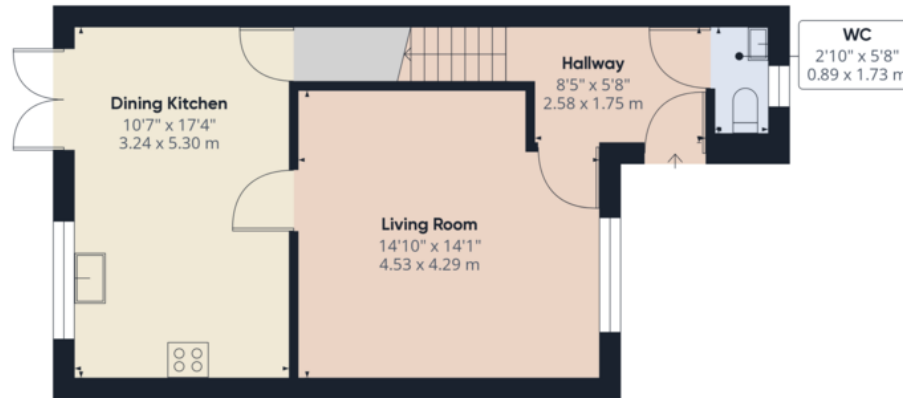
**BATHROOM** With a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, bath with shower over with glass shower screen. Having tiled walls, downlights to the ceiling, extractor fan and front facing window.

**OUTSIDE** To the front of the property is a lawn with decorative stone wall, drive to the side providing off road parking for several vehicles with electric car charging point. To the rear of the property is an

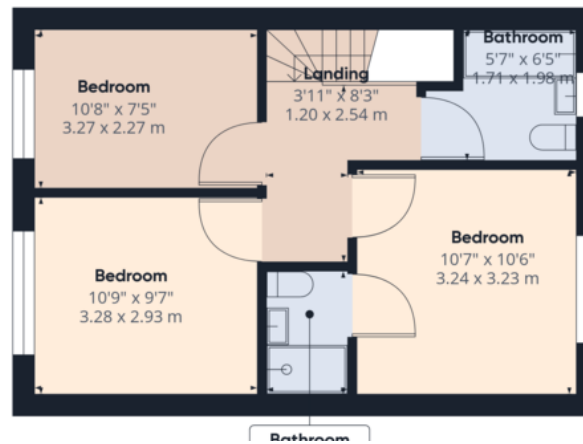


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		





Ground Floor



Approximate total area<sup>(1)</sup>  
898.24 ft<sup>2</sup>  
83.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

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