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**Stanroph
Danby Wiske**

Stanroph Danby Wiske DL7 0NQ

An extended detached bungalow together with a paddock of just under one acre, stables and kennels.

Entrance Hall. Through living room with two oriel windows. Study. Double glazed conservatory. Fitted dining kitchen with integrated appliances. Utility room. Three bedrooms. Tiled bathroom with spa bath. Double glazing and oil central heating. Through single garage with up and over doors at both ends. Gravelled parking for several cars. Stone flagged rear garden with pergola and summerhouse. Kennels. Paddock of just under one acre. Stables and open store.

A fine property with interiors of a high standard, which is all the more remarkable in that it comes with land and a position in the centre of the village. AVAILABLE WITH NO CHAIN.

ENTRANCE HALL

Double glazed entrance door. Two double glazed windows to side. Radiator. Airing cupboard. Access to roof space.

LIVING ROOM

5.51m(18'1") x 3.66m(12'0")

Two double glazed oriel windows to front. Double glazed window to side. Pine fire surround with recess and cast iron stove (uses Calor gas). TV and telephone points. Pine panelled door.

STUDY

3.02m(9'11") x 2.97m(9'9")

Double glazed windows to front, side and rear. Double glazed door to rear. Radiator. Telephone point. Ceramic tiled floor.

CONSERVATORY

4.01m(13'2") x 1.93m(6'4")

A double glazed conservatory with exposed brickwork. Wall mounted electric heater. Ceramic tiled floor. Double glazed door to rear.

FITTED DINING KITCHEN

5.49m(18'0") x 3.48m(11'5")

A through room with double glazed windows to front and rear. Fitted light oak units comprise: Nine cupboard and drawer base units with worktops over and tiled splashbacks. Tall storage unit.

Five wall mounted units. One and a half bowl single drainer stainless steel sink unit. Integrated electric double oven, ceramic hob, extractor hood and dishwasher. Ceramic tiled floor. Dining area: Dado rail. Radiator. Ceramic tiled floor. Pine panelled door.

DINING AREA



UTILITY ROOM

Double glazed door to rear. Oak fronted units comprise: Three base units with worktops over and tiled splashbacks. Larder drawer. Five wall mounted units. One and a half bowl single drainer sink unit. Plumbing for washing machine. Space for fridge freezer. Pine panelled door. Combi boiler housed in cupboard.



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MASTER BEDROOM

3.89m(12'9") x 3.07m(10'1")

Double glazed window to rear. Pine panelled door.

BEDROOM TWO

3.86m(12'8") x 2.44m(8'0")

Double glazed window to side. Radiator. Pine panelled door.

BEDROOM THREE

3.86m(12'8") x 2.46m(8'1")

Double glazed window to side. Radiator. Pine panelled door.

TILED BATHROOM

Double glazed window to side. Corner shower with glazed enclosure. Corner spa bath. Wash hand basin with downlighters over and a range of fitted cupboards. Low flush WC. Ladder-back heated towel rail. Ceramic tiled floor. Pine panelled door.

BRICK GARAGE

6.02m(19'9") x 2.74m(9'0")

Widens to 12 ft 7in. A through garage with two up and over doors.

REAR GARDEN

With a stone flagged terrace having a circular stone flagged centrepiece. Pergola. Hexagonal summerhouse with stone flagged floor.

Gravelled garden with various trees. Raised bed with conifer garden. Large paved area. Outside tap and lighting. Garden shed.

PADDOCK

Amounting to just under one acre.

STABLES

With three loose boxes and an open store with electric and water supplies.

KENNELS

Two kennels with runs, together with an enclosed lawned area. Power supply.

NOTE

Certain items of furniture are available by



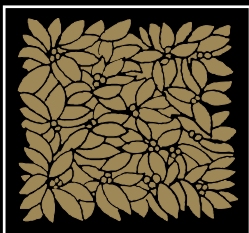
separate negotiation.

FLOOR PLAN

These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

The services, systems and appliances listed in this brochure have not been tested by Ian Bebbington Estate Agents Ltd and no guarantee as to their operation ability or their efficiency can be given





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