Peter David Properties Ltd

Residential Sales and Lettings



Gibb Lane,

£360,000

3 1 1









A superbly spacious family home, occupying an enviable position on Gibb Lane, Mount Tabor, enjoying stunning open field views to both the front and rear. Offering generous and versatile accommodation throughout, together with an exceptional rear garden, this is a fantastic opportunity for families seeking space, flexibility and a beautiful outdoor setting.

The property welcomes you through an entrance hall, leading to a comfortable lounge, a further living/dining room providing excellent additional reception space, and a lovely sun room overlooking the garden. The ground floor is completed by a kitchen, useful utility room and a shower room with WC.

To the first floor are three well-proportioned bedrooms, comprising two doubles and a single, alongside a family bathroom. A staircase continues to a fully functioning attic room, which has been plastered, painted and carpeted, with the addition of a Velux window, creating a versatile space that could lend itself to a variety of uses.

Externally, the property really comes into its own. To the front is a gated driveway providing off-road parking and leading to a detached garage, all set against a backdrop of beautiful open fields.

The rear garden is particularly impressive, offering an abundance of outdoor space and tremendous potential. Featuring a generous lawn, patio area, summer house and ample room to create allotments or vegetable gardens, this is a wonderful space for families, keen gardeners or anyone looking to create their own private outdoor retreat. With open fields beyond, the setting is simply delightful.

A superb family home offering generous accommodation, wonderful outdoor space and stunning countryside surroundings. Opportunities to acquire a property with so much to offer in such a setting are few and far between, making this a rare opportunity not to be missed.

- SPACIOUS FAMILY ACCOMMODATION
- THREE BEDROOMS PLUS ATTIC ROOM
- TWO RECEPTION ROOMS & SUN ROOM
- STUNNING OPEN FIELD VIEWS
- HUGE REAR GARDEN WITH SUMMER HOUSE
- GATED DRIVEWAY & DETACHED GARAGE
- EPC RATING - TO FOLLOW
- COUNCIL TAX BAND - C

Accommodation

Entrance hall

Lounge
11'10" x 14'7" (3.62 x 4.45)

Dining room
18'4" x 10'7" (5.6 x 3.25)

Sun room
7'3" x 7'7" (2.22 x 2.32)

Kitchen
14'11" x 7'7" (4.55 x 2.32)

Utility room
5'7" x 9'10" (1.72 x 3)

Shower room
5'7" x 4'5" (1.72 x 1.35)

First floor

Bedroom one
10'0" x 12'7" (3.05 x 3.85)

Bedroom two
11'5" x 8'1" (3.5 x 2.47)

Bedroom three
6'10" x 9'4" (2.1 x 2.87)

Bathroom
6'10" x 8'1" (2.1 x 2.47)

Attic room
12'5" x 14'9" (3.8 x 4.5)

Garage
11'6" x 16'1" (3.52 x 4.92)

Summer room
11'6" x 11'1" (3.52 x 3.4)

Directions
Please use post code HX2 0UG for sat nav directions.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

















Road Map



Hybrid Map

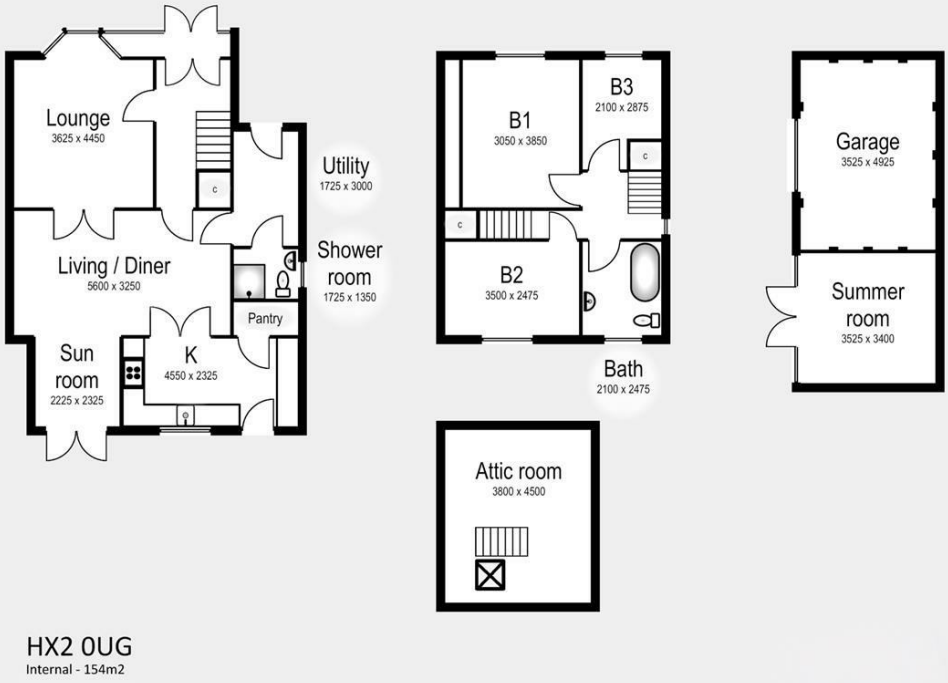


Terrain Map



Floor Plan

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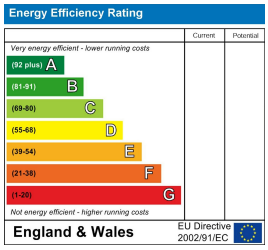
HX2 0UG
Internal - 154m2

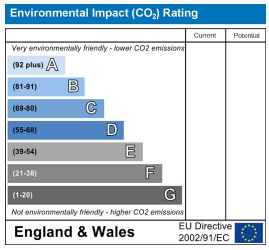
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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