



11 Carisbrook Court, DN5 0SR
£178,000 OffersInRegionOf
Tenure Freehold

- **Garage**
- **Central village location**
- **Situated in a quite hamlet**
- **Attractive Courtyard and Landscaped Gardens**
- **En-Suite Bathroom**
- **Short walk to school and local amenities**

Immerse yourself in the comforts of this delightful 2-story property in the heart of the popular village of Arksey, positioned within a private hamlet. Boasting a generous total area of 75 square meters, this inviting dwelling includes 3 tastefully designed bedrooms, an impressive count of 2 bathrooms, and a water closet for heightened convenience. The ground floor unveils an elegantly laid-out living room, a well-furnished kitchen equipped with a stove, and a well-placed water closet.

A venture up to the first floor leads to an additional guest room and the 2 main bedrooms. Each double bedroom is serviced by its own bathroom, outfitted with a shower and a bath, blending the elements of luxury and utility. This meticulously designed property caters to the unique needs of its future owners and offers an ambiance of coziness and charm. A perfect sanctuary for those who appreciate comfort and a well-planned interior. Externally you have a secure and private garden with access from a locked passageway tunnel between houses to provide access to the back garden along with brick garage to the front courtyard.

This stylish home enjoys the perfect blend of rural and convenience, being only a short drive or walk away from the local amenities yet secluded and peaceful in its surroundings. Properties like this come to market infrequently, and we expect them to be on the market only briefly. Call us to arrange a viewing of this lovely property on 01302 391302.



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	81
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC