



St Nicholas Close  
Austrey  
£279,950

\*\*\* GREAT SPOT IN THIS DESIRABLE VILLAGE - FLEXIBLE ACCOMMODATION - GOOD SIZED REAR GARDEN \*\*\*. For sale with MARK WEBSTER estate agents is this well cared for 4 bedroom dormer style semi detached family home with two bedrooms on the ground floor and two further double bedrooms to the first floor. Viewing is considered essential.

### SIDE RECEPTION HALL

Having a double glazed side composite style entrance door, single panelled radiator, stairs leading off to the first floor landing and doors to...

### LOUNGE

16' 3" x 11' 4" (4.95m x 3.45m)

Having double glazed sliding patio style doors leading out to the rear garden, double panelled radiator and a door to the kitchen.

### KITCHEN

12' 2" x 6' 2" (3.71m x 1.88m)

Double glazed window to rear aspect, single panelled radiator, recessed ceiling down lights, high gloss style base and eye level units, tall unit housing the stainless steel double oven, marble effect roll edge work surfaces, electric hob with a stainless steel extractor hood above, stainless steel sink and a door to the utility room.

### UTILITY ROOM

11' 4" x 7' 7" (3.45m x 2.31m)

Double glazed window and door to the rear aspect, internal door to the shortened garage/store (not suitable for a car), single panelled radiator, fitted high gloss style base and eye level units, marble effect roll edge work surface, space and plumbing for a washing machine and dishwasher, space for an American style fridge freezer.

### GROUND FLOOR BEDROOM

13' 8" x 9' 5" (4.17m x 2.87m)

Double glazed window to front aspect, single panelled radiator and a door to an under stairs storage cupboard.

### GROUND FLOOR BEDROOM

10' 0" x 8' 2" (3.05m x 2.49m)

Double glazed window to front aspect and a single panelled radiator.

### SHOWER ROOM

6' 4" x 6' 1" (1.93m x 1.85m)

Single panelled radiator, low level WC, pedestal wash hand basin, corner tiled shower cubicle having a chrome mixer shower with rainfall style shower head, recessed ceiling down lights.

### FIRST FLOOR LANDING

Having a split level landing with doors leading off to the two first floor bedrooms with Jack & Jill bathroom.





### FIRST FLOOR FRONT BEDROOM

17' 9" x 11' 2" maximum (5.41m x 3.4m)

(6'5" minimum depth) Double glazed window to front aspect, single panelled radiator, access to the roof storage space, fitted double wardrobe and a door to the bathroom.

### REAR FIRST FLOOR BEDROOM

9' 7" x 10' 8" maximum (2.92m x 3.25m)

Double glazed window to rear aspect, single panelled radiator and a door to the bathroom.

### JACK & JILL BATHROOM

10' 8" x 7' 9" (3.25m x 2.36m)

Opaque double glazed window to side aspect, chrome towel radiator, low level WC, modern wash basin set on a wooden effect roll edge vanity work top, panelled bath having a chrome mixer tap with shower head attachment, shower screen and wooden effect tiled splash backs.

### TO THE EXTERIOR

To the front of the property there is a double width driveway providing ample off road parking with access to the shortened garage having double opening doors (not suitable for a car, measures 8'7" x 7'0). The rear garden is a good size having a paved patio area, lawn, further paved patio, rear sun deck patio and fenced boundaries.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

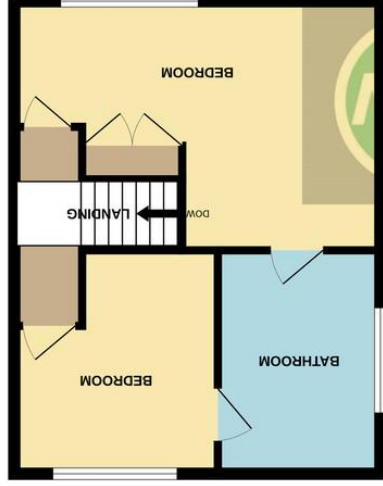
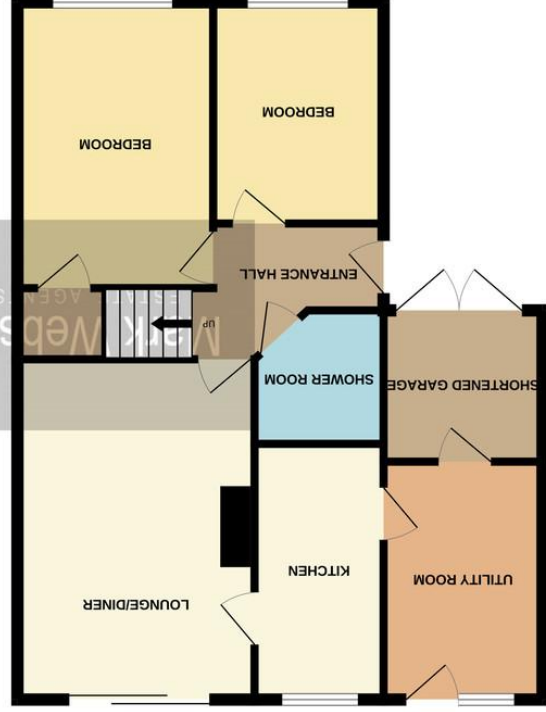
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Mon - Fri: 9:00am - 5:30pm  
Sat: 9:00am - 4:00pm



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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