



5 Kerrigan Way, Foulden

£135,000

- Entrance Porch & Hall
- Living Room

FRONT ENTRANCE PORCH
2.31m x 1.32m (7'7" x 4'4")

Glazed door to the side leading to the porch. Two windows to the front and one to the side. One power point and fifteen pane door to hall.

ENTRANCE HALL
3.76m x 1.98m (12'4" x 6'6")

Stairs to the first floor landing with a built-in understairs cupboard. Night storage heater, telephone point and one power point. Door to bathroom and fifteen pane door to the living room.

BATHROOM
2.69m x 1.63m (8'10" x 5'4")

Fitted with a white three piece suite which includes a bath with an electric shower, rail and curtain. Wash hand basin with vanity unit below. WC with toilet roll holder. Night storage heater. Frosted window to the side and Dimplex electric wall heater.

LIVING ROOM
4.50m x 4.32m (14'9" x 14'2")

A good sized reception room with a brick-built fireplace with slate hearth and multi-fuel stove. Double patio doors to the conservatory. Archway to the dining room. Night storage heater, five power points and TV aerial.

DINING AREA
3.71m x 2.41m (12'2" x 7'11")

Many of the similar houses have seperated this room and used this as a third bedroom. Window to the front, night storage heater and three power points.

CONSERVATORY
3.76m x 2.79m (12'4" x 9'2")

Glazed on three sides taking advantage of the rear garden and countryside views. Patio doors giving access to the rear garden. Wall lights, TV point and six power points.

BREAKFASTING KITCHEN
6.17m x 2.84m (20'3" x 9'4")

- Dining Area
- Breakfasting Kitchen

A spacious room which has ample space for a table and chairs, the kitchen is fitted with an excellent range of modern cream wall and floor units, with spacious worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the window to the rear. Belling electric cooker with a cooker hood above. Space for a fridge. Window to the side and glazed door to the sunroom. Built-in cupboard housing the electric metres. Night storage heater, telephone point and nine power points.

BREAKFAST AREA

SUN ROOM
3.96m x 2.08m (13'0" x 6'10")

A useful addition to the house, the sun room has two windows to the front and rear and three windows to the side and a glazed entrance door. Pine panelled walls and ceiling. Two power points.

FIRST FLOOR LANDING

Built-in storage cupboard housing the cold water tank.

BEDROOM 1
3.91m x 3.15m (12'10" x 10'4")

A double bedroom with built-in wardrobes to one wall. Triple window to the front and four power points.

BEDROOM 2
3.86m x 2.72m (12'8" x 8'11")

Another double bedroom with a double window to the side. Built-in storage cupboards to one wall. Night storage heater and two power points.

GARDEN

Good sized fully enclosed gardens to the front, side and rear of the house, which are laid down to flowerbeds, shrubberies and a lawned area. There is a timber garden shed and greenhouse.

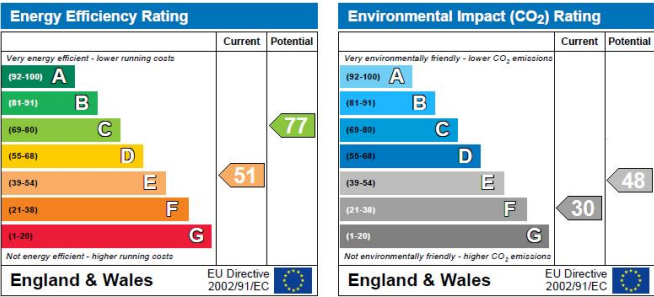
GENERAL INFORMATION

Full double glazing.
 Partial electric heating.
 All mains services are connected except gas.
 All fitted floor coverings are included in the sale.

- Conservatory
- Sun Room

OFFICE OPENING HOURS
 Monday - Friday 9.00 am - 5.00 pm
 Saturday 9.00 am - 1.00 pm

FIXTURES & FITTINGS
 Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.
 This brochure including photography was prepared in accordance with the sellers instructions.
VIEWING
 Strictly by appointment with the selling agent.



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