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Smeeth Road, Marshland St. James. £269,000

A brand new four bedroom detached house, situated in a popular village location.

- Brand new beautifully finished detached house
- Entrance hall, sitting room, kitchen/dining room, cloakroom & utility
- Master bedroom with, en-suite shower room, three further bedrooms, family bathroom
- UPVC double glazing
- Enclosed rear gardens
- Ample driveway leading to integral garage



DESCRIPTION

We are proud to present a spacious four bedroom detached house situated in a popular village location. The accommodation comprises an entrance hall, lounge, large kitchen/dining room, spacious utility and cloakroom on the ground floor, together with a landing, master bedroom with en-suite shower room, three further double bedrooms and a family bathroom on the first floor. There is UPVC double glazing and Air Sourced Heat Pump providing underfloor heating to the ground floor and radiators to the first floor. The property is approached from the road to large shingle driveway providing ample off road parking leading to the internal garage. Side access leads to a fully enclosed garden that is mainly laid to lawn.

ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance to side stairs to first floor.



SITTING ROOM

Two UPVC double glazed windows to front, two TV points.



KITCHEN/DINING ROOM

UPVC double glazed windows to rear, UPVC double glazed doors to rear, range of wall and base units with worktops over, 1 ½ bowl sink and drainer with mixer tap, built in oven and grill with electric hob, stainless steel cooker hood and extractor fan, integrated dishwasher, integrated fridge/freezer, spotlights, storage cupboard, door to garage.



CLOAKROOM

UPVC double glazed obscured glass window to rear, wc and wash hand basin.

UTILITY ROOM UPVC double glazed window to side, sink and drainer, wall and base units.

LANDING

Loft access, spotlights, radiator.





BEDROOM 1

UPVC double glazed window to front, radiator.



EN-SUITE SHOWER ROOM

Shower cubicle with glass door and rain effect shower, low level wc, wash hand basin, wall mounted heated towel rail.

BEDROOM 2

UPVC double glazed window to front, built in wardrobe, radiator.



BEDROOM 3

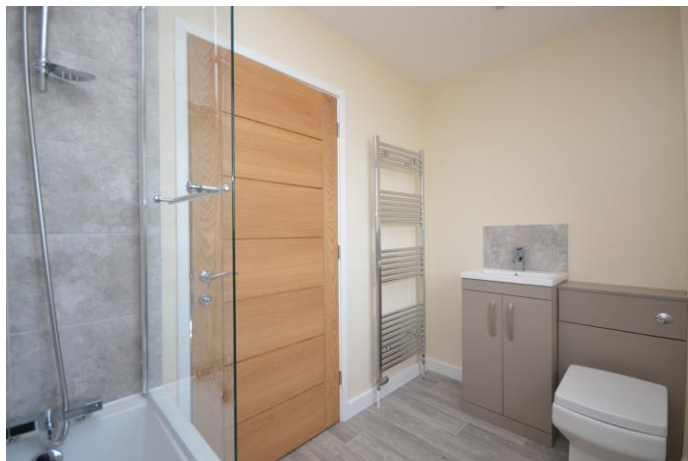
UPVC double glazed window to rear, built in wardrobe, radiator.

BEDROOM 4

UPVC double glazed window to rear, radiator.

BATHROOM

UPVC double glazed window to side, panelled bath with glass shower screen and shower over, low level wc, wash hand basin, wall mounted heated towel rail, extractor fan.



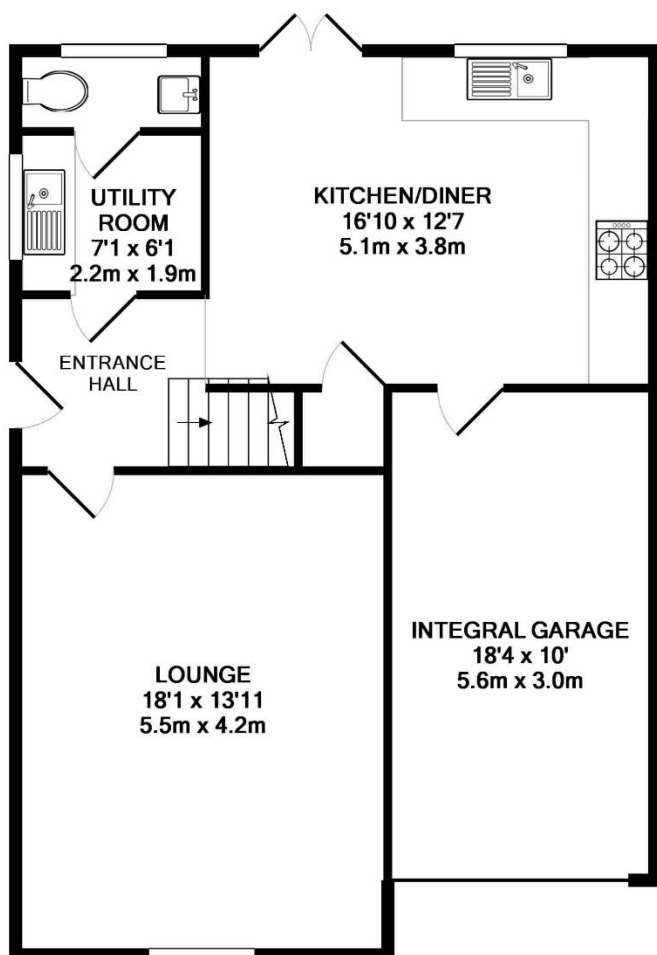
REAR GARDEN

Fully enclosed rear garden mainly laid to lawn.

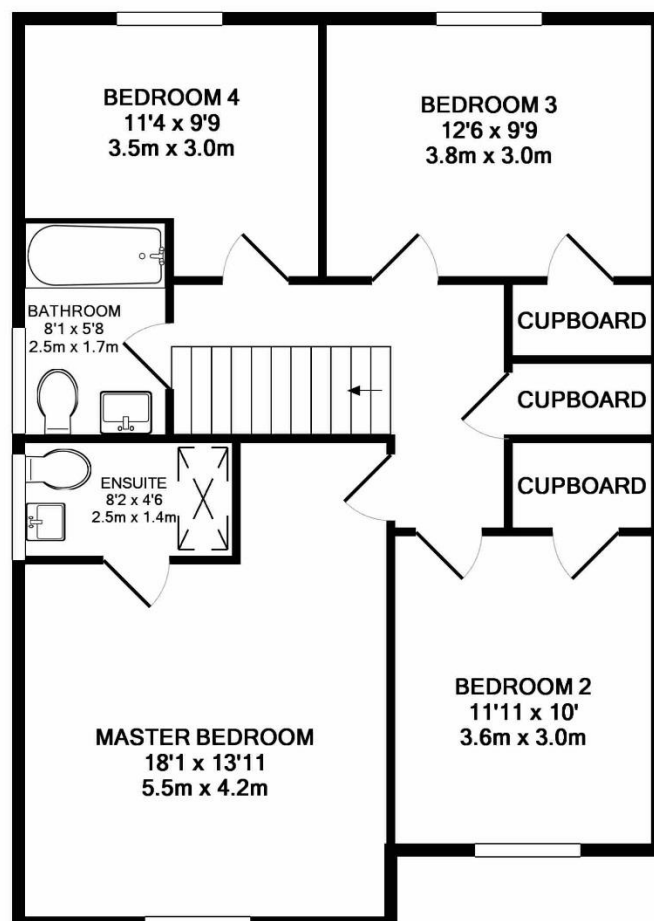


SERVICES

Air source heat pump.
Mains electricity and water.
Council Tax Band TBA.
Tenure: Freehold.
Postcode: PE14 8JB
EPC: TBC



GROUND FLOOR
APPROX. FLOOR
AREA 779 SQ.FT.
(72.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 779 SQ.FT.
(72.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1558 SQ.FT. (144.7 SQ.M.)

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