



**** NO CHAIN INVOLVED ** NEWLY RENOVATED ** MUST BE VIEWED TO BE FULLY APPRECIATED **** An outstanding three bedroom semi detached house which has the advantage of a west facing rear garden. Honiton Way is a semi-circle that runs off Truro Drive in this highly sought after residential area. In the last year this property has been renovated to a high standard which include new kitchen and bathroom fittings, walls and ceilings have been replastered and neutrally decorated, new internal doors and has newly fitted carpets and blinds. The floor plan briefly comprises: entrance porch, entrance vestibule, spacious lounge with walk-in bay window, impressive kitchen which has white 'gloss' style units and includes a built-in oven, hob and extractor plus a free standing fridge/freezer and washer/dryer, rear lobby which leads to a bathroom/WC which has been fitted with a white suite and has modern tiling to part walls. Located to the first floor are three bedrooms, with the master bedroom being of a generous size. The property also benefits from a clever loft conversion which is accessed via a pull down wooden ladder and has been carpeted and has a Velux double glazed roof light. Externally are easily maintained gardens to front and rear, the latter enjoying a westerly aspect which should be a suntrap in the summer months. A shared driveway gives access to the rear garden which could provide possible garage space, subject to the usual consents.

Honiton Way, Fens, TS25 2PY
3 Bed - House - Semi-Detached
£119,950 Or Nearest Offer

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GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed French doors, matching side screens, uPVC double glazed door to:

ENTRANCE VESTIBULE

uPVC double glazed window to side, staircase to first floor, meter cupboard, convector radiator.

SPACIOUS LOUNGE (front)

15'1 into bay x 12'8 into alcove, overall (4.60m into bay x 3.86m into alcove, overall)

A generous sized family lounge with a large walk-in uPVC double glazed bay window to front offering a good degree of natural light, convector radiator.

IMPRESSIVE KITCHEN

10' x 8'1 overall (3.05m x 2.46m overall)

Newly fitted with white 'gloss' style base, wall and drawer units with chrome rod handles, 'grey marble' effect working surfaces with matching splashback incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, brushed stainless steel to splashback with matching 'chimney' style canopy housing illuminated extractor fan above, free standing fridge and separate freezer, free standing washing/dryer, cupboard giving access to a under stairs storage area housing wall mounted Ideal gas combination boiler, uPVC double glazed window, convector radiator, 'grey oak' style laminate flooring, single inset spotlights to ceiling.

REAR LOBBY

uPVC double glazed door to rear garden, 'grey oak' style laminate flooring, uPVC double glazed window to side access, door to:

FAMILY BATHROOM/WC

9'3 x 4'6 plus recess, overall (2.82m x 1.37m plus recess, overall)

Newly fitted with a three piece white suite comprising: panelled bath with mixer tap, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboards below, concealed WC, impressive tiling to part walls with matching tiling to floor, uPVC double glazed opaque window, chrome heated towel radiator, single inset spotlights to ceiling, extractor fan.

FIRST FLOOR

LANDING

uPVC double glazed window, hatch to a boarded loft conversion.

BEDROOM 1 (front)

13'1 x 11'11 (3.99m x 3.63m)

A good sized master bedroom with uPVC double glazed window to front aspect, convector radiator, built-in storage cupboard with additional uPVC double glazed window, single inset spotlights to ceiling.



BEDROOM 2 (rear)

11'8 x 9' overall (3.56m x 2.74m overall)

uPVC double glazed window to the rear aspect, convector radiator, single inset spotlights to ceiling.

BEDROOM 3 (rear)

7'7 x 6'8 overall (2.31m x 2.03m overall)

uPVC double glazed window to the rear aspect, convector radiator, single inset spotlights to ceiling.

LOFT CONVERSION

9'7 x 14'5 max dimensions (2.92m x 4.39m max dimensions)

Accessed via a pull down wooden ladder, carpeted, power point, single inset spotlights, Velux double glazed roof light, two under eaves storage cupboards.

OUTSIDE

The property has low maintenance gardens to front and rear. The front garden is enclosed by a brick boundary wall and has a paved and lawned area. A shared driveway runs alongside the property and gives access to the rear garden. It could provide possible garage space, subject to the usual consents. The rear garden has fenced boundaries and is laid mainly to lawn and has a westerly aspect which should be a suntrap in the summer months.



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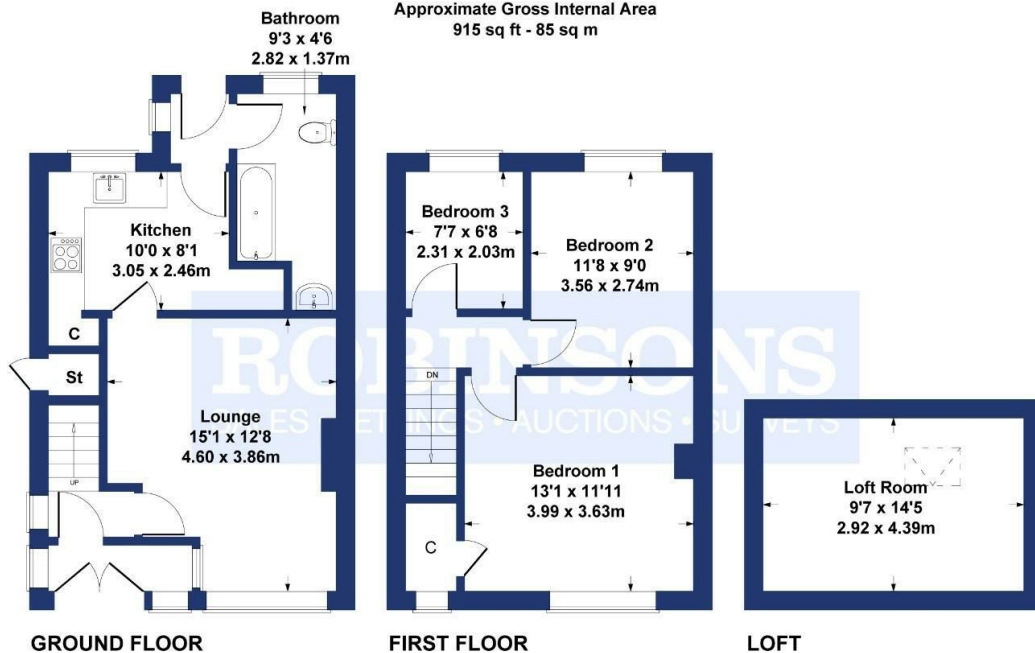
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Honiton Way

Approximate Gross Internal Area
915 sq ft - 85 sq m



GROUND FLOOR

FIRST FLOOR

LOFT

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating	
Current	Potential
66	80

Environmental Impact (CO ₂) Rating	
Current	Potential
64	79

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