

# David Doyle

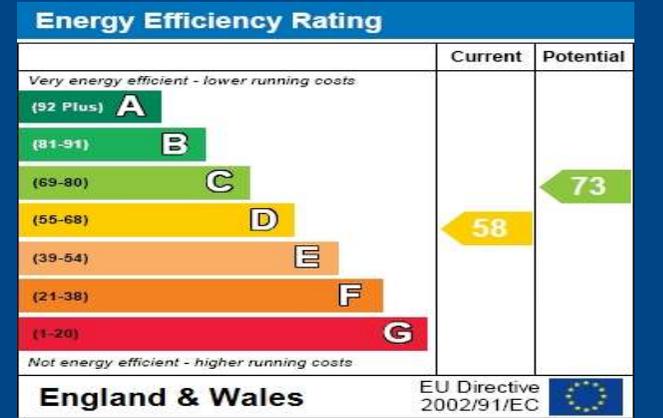
 MAYFAIR  
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7 Long Arrotts  
Gadebridge  
HP1 3EU

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Guide Price £350,000 Freehold



**Extended and well presented 3 bedroom family home conveniently located for local shops, schools and amenities. Large lounge/dining room. Refitted kitchen/breakfast room. First floor bathroom. Double glazing. Gas heating to radiators. Garden.**

### **VIEWING HIGHLY RECOMMENDED**

#### **STORM PORCH**

Double glazed front door to:-

#### **ENTRANCE PORCH**

Full length double glazed window. Storage cupboards. Tiled flooring.

#### **ENTRANCE HALL**

Stairs to first floor. Wood effect flooring. Radiator.

#### **LOUNGE/DINING ROOM**

Pair of double glazed French doors opening onto the rear garden's patio seating area and a further French door also opening onto the patio. Feature gas fire. Wall light. Beamed ceiling. Two radiators.

#### **KITCHEN/BREAKFAST ROOM**

Fitted with a single bowl stainless steel sink unit with mixer tap and a range of matching wall and floor mounted units comprising of both cupboards and drawers and with the benefit of matching cornices, pelmets and plinths. Colour co-ordinated granite work surfaces and matching upstandings. Integrated NEFF oven and grill. Integrated NEFF hob with granite splash back and NEFF extractor over. Space and plumbing for an automatic washing machine, dishwasher and tumble dryer. Space and plumbing for an American fridge freezer. Quartz sparkle tiled flooring. Airing cupboard. Chrome recessed ceiling lighting. Radiator. Double glazed window.

#### **FIRST FLOOR**

#### **LANDING**

Access to loft space. Wall light.

#### **BEDROOM 1**

Double glazed window. Range of fitted bedroom furniture. Picture rail. Radiator.

#### **BEDROOM 2**

Double glazed window. Radiator.

#### **BEDROOM 3**

Double glazed window. Radiator.

#### **BATHROOM**

Recently refitted in white with chrome fittings and comprising of a panelled bath with shower attachment, rainfall shower over bath and fitted shower screen, vanity unit with wash hand basin with mixer tap and storage under and a low level WC with a concealed cistern. Colour co-ordinated tiled walls and flooring. Chrome heated towel rail. Chrome recessed ceiling lighting. Heated mirror with light. Double glazed window.

#### **OUTSIDE**

#### **FRONT GARDEN**

Mainly laid to lawn with herbaceous borders and hedge to property's front curtilage.

#### **REAR GARDEN**

Arranged with a patio area leading to an area mainly laid to lawn with herbaceous borders and fenced boundaries. Garden shed.

#### **EPC-D**

**H11408 – See Floor plan for measurements**

David  
**Doyle**

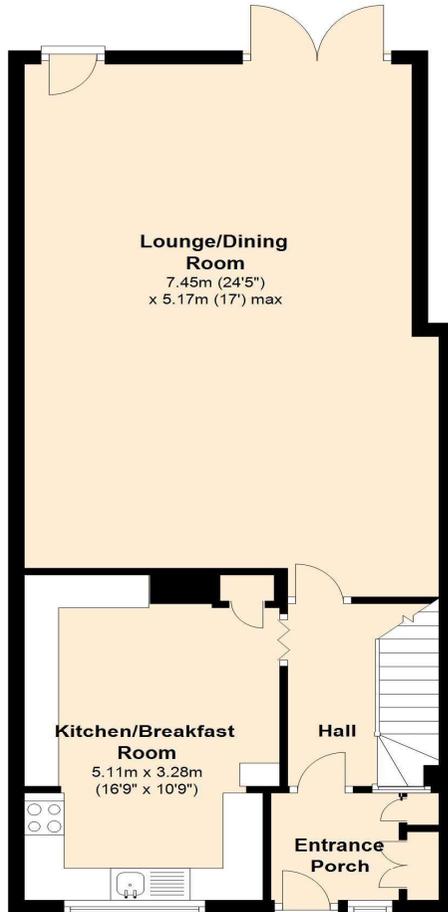
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Call **01442 248671** to arrange a viewing or register an interest

**Ground Floor**

Approx. 62.2 sq. metres (669.2 sq. feet)



**First Floor**

Approx. 34.7 sq. metres (373.7 sq. feet)



Total area: approx. 96.9 sq. metres (1042.8 sq. feet)

This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon. Plan produced using PlanUp.

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