



Beech Edges, Fenside, Toynton St Peter, PE23 5BT



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Freehold

£325,000



Key Features

- Detached bungalow
- Four bedrooms
- Lounge & dining room
- Breakfast kitchen & utility
- Bathroom & shower room
- Driveway, car port & enclosed rear garden
- Plot approx. 0.24 acre (STS)
- EPC rating D – NO CHAIN





A detached bungalow on a plot of approximately 0.24 acre, subject to survey. In a village location and with an open view to the side. Built in the 1970's and having over 1,500 square feet of accommodation comprising: porch, entrance hall, lounge, dining room, breakfast kitchen, utility, rear porch/boot room with WC & store off, four bedrooms, bathroom and shower room. Outside the property has a lawned front garden a driveway providing ample off-road parking, a car port and an enclosed rear garden. NO CHAIN

ACCOMMODATION

Glazed double doors to the:

PORCH

Having part glazed door with side screen through to the:

ENTRANCE HALL

Having radiator, access to roof space and built-in cupboards.

LOUNGE

4.58m x 4.28m (15'0" x 14'0")

Having windows to front & side elevations, coved ceiling, two radiators and stone built fireplace.

DINING ROOM

3.93m x 3.57m (12'11" x 11'8")

Having window to side elevation, glass partition wall overlooking the entrance hall and radiator.

KITCHEN

4.58m x 4.28m (15'0" x 14'0")

Having window to rear elevation, window & part glazed door to side elevation, inset ceiling spotlights, radiator, tiled floor and serving hatch to dining room. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset electric hob, drawers under, stainless steel cooker hood over. Further work surface return with cupboards under and cupboards over, unit to side housing integrated electric double oven with drawer under. Further work surface forming island unit with cupboards & drawers under to one side, cupboards under to other side.

UTILITY

2.31m x 2.42m (7'7" x 7'11")

Having window to side elevation, tiled floor, tiled walls, wall mounted ceramic sink, space & plumbing for automatic washing machine & dishwasher, wall cupboards and work surface with cupboards under.

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REAR PORCH/BOOT ROOM

2.09m x 1.61m (6'11" x 5'4")

Having french doors to side & rear elevations, full height window to rear elevation, door to brick built store and door to separate WC with window to rear elevation and low level WC.

BEDROOM ONE

3.62m x 3.32m (11'11" x 10'11")

Having window to rear elevation, radiator and built-in wardrobe.

BEDROOM TWO

3.64m x 3m (11'11" x 9'10")

Having window to rear elevation and radiator.



BEDROOM THREE

3.63m x 3.03m (11'11" x 9'11")

Having window to rear elevation and radiator.

BEDROOM FOUR

3.32m x 3.14m (10'11" x 10'4")

Having window to front elevation and radiator.

BATHROOM

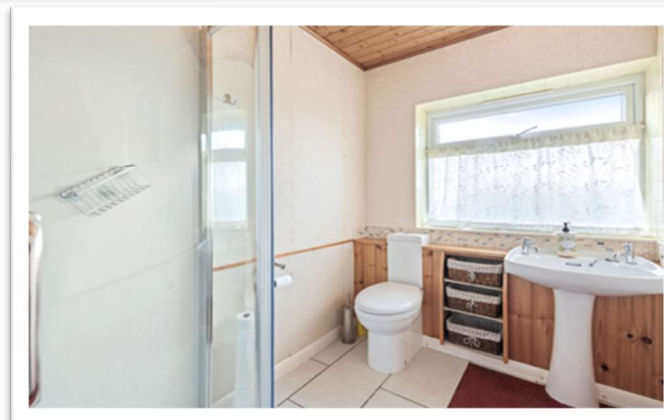
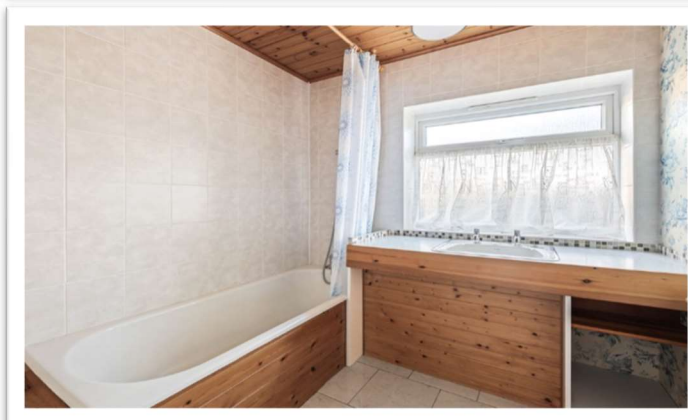
2.39m x 2.11m (7'10" x 6'11")

Having window to front elevation, radiator, wood panelled ceiling, part tiled walls, tiled floor, panelled bath with mixer tap & shower attachment, hand basin inset to vanity unit with storage under.

SHOWER ROOM

2.42m x 1.69m (7'11" x 5'6")

Having window to front elevation, radiator, wood panelled ceiling, tiled floor, shower enclosure with shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden with borders. A driveway provides off-road parking and extends down the side of the property to the:

CAR PORT

5.62m x 4.15m (18'5" x 13'7")

Being enclosed both sides with a window & door to the rear and oil storage tank.

REAR GARDEN

Being enclosed and having a shaped lawn, paved footpaths and various vegetable beds.

THE PLOT

The property occupies a plot of approximately 0.24 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





Floorplan



Total area: approx. 143.4 sq. metres (1543.0 sq. feet)



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AGENT'S NOTES

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