



87 John Gray Road | Great Doddington | NN29 7TX



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Offers In Excess Of £400,000

An extended and detached three/four bedroom property situated on a cul-de-sac just off John Gray Road. The property offers versatile accommodation with annex potential comprising a shower room and large reception/bedroom on the ground floor. The generous plot size would enable further extension (STC) while still retaining a good sized garden. In brief the property consists of a hall, sitting room, large breakfast/kitchen/dining room, shower room, ground floor annex room/bedroom four. The first floor comprises a bathroom and three further bedrooms. Outside the property offers off road parking for multiple vehicles and a private rear garden. Viewing advised.

- Extended three/four bedroom detached house
- Versatile layout with annex potential
- Scope for further development/extending (STC)
- Sought after village location
- Off road parking and garage
- No onward chain

PVCu sliding doors leading into porch

Porch

Tiled flooring, panelling, glazed timber door and side lights leading into

Entrance Hall

Porthole window to front, radiator, dog leg staircase, under stairs cupboard, door to breakfast area and sliding door into

Sitting Room

13'6" x 22'0" (4.12 x 6.72)

Box window to front, windows to side, radiator, gas fire on tiled hearth with wooden surround and mantle, coving, double doors to dining room.

Breakfast Room

12'6" x 9'10" (3.83 x 3.00)

Radiator, base and eye level units to match kitchen, display units, peninsula breakfast bar, opening to annex lobby, opening through into

Kitchen

12'11" x 8'10" (3.95 x 2.71)

Fitted with a range of base and eye level units, inset single bowl and drainer with mixer tap above, mid height oven, four ring gas hob, integrated dish washer, space and plumbing for washing machine, space from fridge freezer, window to rear, opening into

Dining Room

9'5" x 9'1" (2.89 x 2.79)

Window to side, radiator, space for dining table, PVCu sliding doors to rear garden.

Annex Lobby

Window to side, radiator, integrated cupboard space, lanterns, doors to all remaining ground floor rooms, metal glazed door to rear garden.

Shower Room

8'0" x 6'11" (2.46 x 2.13)

Three piece suite comprising of a low level WC, hand wash basin set in vanity unit surround, large shower tray with thermostatic bar shower, towel warming radiator, expelair, window to side.

Annex/Bedroom Four

11'9" x 19'4" (3.60 x 5.91)

Windows to side and rear elevations, radiators, gas fire, coving.

First Floor Landing

Windows to side, loft access hatch, doors to all first floor rooms.

Bedroom One

12'3" x 8'11" (3.74 x 2.72)

Windows to rear and side, radiator, inset hand wash basin in vanity unit, built in bedroom furniture.

Bedroom Two

12'5" x 9'5" (3.79 x 2.88)

Windows to front and side, radiator, built in furniture.

Bedroom Three

6'7" x 9'10" (2.01 x 3.02)

Window to front, radiator, built in cupboard over stairs.

Bathroom

10'3" x 5'6" (3.13 x 1.70)

Three piece suite in white comprising of a low level WC, hand wash basin, P-shape bath with glazed shower screen, electric shower over bath, towel warming radiator, expelair, obscured glazed windows to side and rear.

Outside

The property sits behind a large block paved area offering off road parking for multiple vehicles, a small area of artificial grass, twin side access and roller door to garage. The roof houses solar panels which are owned outright and are included within the sale price.

Rear Garden

Immediately abutting the rear of the property is a large slabbed patio area, this follows the build line of the property and extends behind the annex providing a hard standing area housing a shed and greenhouse. The remainder of the property is laid to artificial grass and some mature shrubs planted within a stone built retained area. The whole is enclosed with timber fencing and is westerly facing and considered private. Side access is provided on both sides of the property offering access to the front and an additional storage area to one side.

Garage

8'10" x 16'9" (2.71 x 5.13)

Roller style door, power and light connected, internal door to annex lobby.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





