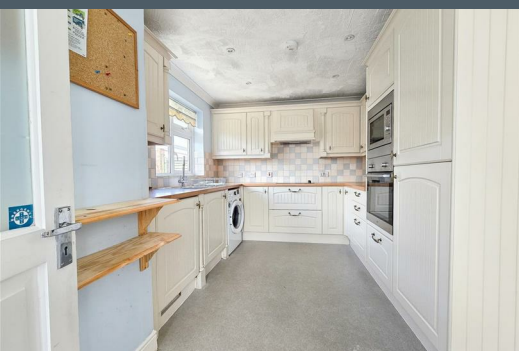


LAUREL & WYLDE

E S T A T E A G E N T S



14 Queensway Close, Mark, TA9 4PH
£375,000

*** EXTENDED DETACHED FAMILY BUNGALOW *** NO ONWARD CHAIN *** LIVING ROOM *** KITCHEN
*** THREE LARGE BEDROOMS *** FAMILY BATHROOM *** OFF STREET PARKING *** SIZEABLE REAR
GARDEN *** COUNCIL TAX BAND C *** EPC TBC***

Entrance Porch

Access through an obscure UPVC double glazed door with ceiling light, front side aspect UPVC double glazed window, tiled flooring and a wooden decorative glazed door leading through to the kitchen.

Kitchen

A side aspect room with UPVC double glazed window, ceiling spotlight, vinyl flooring and door to the living room. The kitchen has been fitted with a range of base and eye level units with wooden worktops, inset one and a half bowl sink stainless steel sink with adjacent drainer and mixer tap, integrated oven and microwave, ceramic 4 ring hob and extractor hood, washing machine and tumble drier, a built-in fridge and freezer.



Living Room

A good sized front aspect room with UPVC double glazed window, ceiling light, wall light, radiator, coal effect fire and door through to the inner hallway.



Inner Hallway

Ceiling light, radiator, loft hatch giving access to roof space, door to the airing cupboard and a useful storage cupboard and further doors to bedroom one, two, three, family bathroom and UPVC double glazed door to the rear garden.

Bedroom One

A good-sized rear aspect room with two UPVC double glazed windows overlooking gardens and neighbouring farmland, ceiling light, radiator, built in full height triple wardrobes.



Bedroom Two

A good-sized rear aspect room with UPVC double glazed window, ceiling light, radiator, and built in full height double wardrobes.



Bedroom Three

A side aspect room with UPVC double glazed window, ceiling light, radiator.



Family Shower Room

A fully tiled side aspect room with a UPVC obscure double glazed window, ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, low level wc, vanity unit incorporating wash hand basin with a chrome mixer tap and a glazed and tiled shower enclosure with a wall mounted Mira electric shower system.



Front Garden

There is a small garden and a driveway providing off-street parking for at least two large cars.



Rear Garden

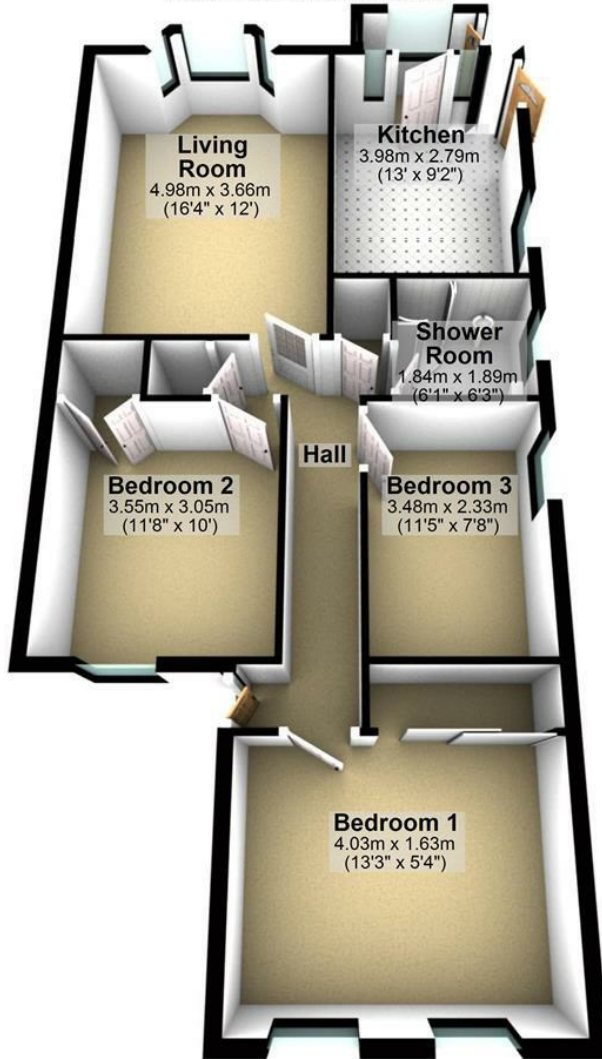
There is a patio/terrace and a lawned garden. The garden is enclosed by panel wood fencing and has a range of flower and hedge borders.





Ground Floor

Approx. 74.0 sq. metres (796.4 sq. feet)



Total area: approx. 74.0 sq. metres (796.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		