



36 Dakyn Drive Stock, Ingatstone CM4 9TA

£245,000

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Located in the pretty and sought after Stockingstone village is this deceptively spacious and beautifully presented two bedroom (Second bedroom suitable for small bed only/study/cot room) first floor maisonette, surrounded by communal gardens in a peaceful setting. The flat has a private entrance leading to the first floor of this light filled property. To the rear of the flat is the well designed kitchen with oak style cabinetry and contrasting dark worktops with integrated oven, electric hob, extractor with space for a washing machine and fridge/ freezer. French doors allow flexibility for the kitchen to be closed off if desired or incorporated for open plan living within the spacious lounge / diner. The floor to ceiling windows at the front of the property creates a light and bright living space which continues again in the large master bedroom benefitting from built in storage and access to the loft complete with loft ladder.

Continuing down the hallway is the fully tiled bathroom with vanity sink unit, bath with shower and the benefit of a compact second child's bedroom/study. The property enjoys ample parking and walking distance to the local amenities, pubs and restaurants this charming village has to offer. Council Tax Band B





HALLWAY

LOUNGE / DINER
16'1 x 10'3 (4.90m x 3.12m)

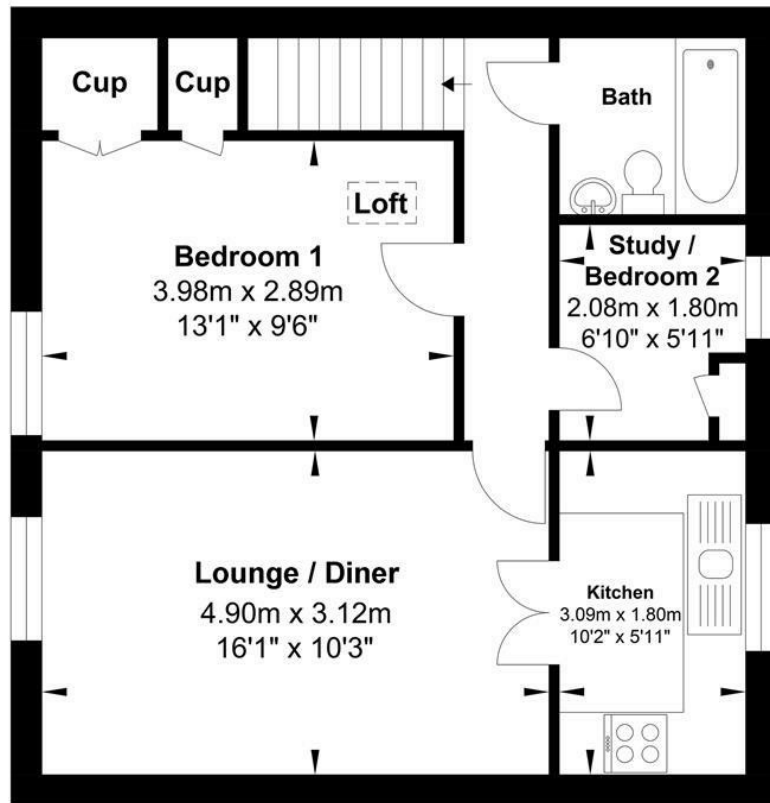
KITCHEN
10'2 x 5'11 (3.10m x 1.80m)

BEDROOM TWO
13'1 x 9'6 (3.99m x 2.90m)

SMALL BEDROOM TWO / STUDY
6'10 x 5'11 (2.08m x 1.80m)

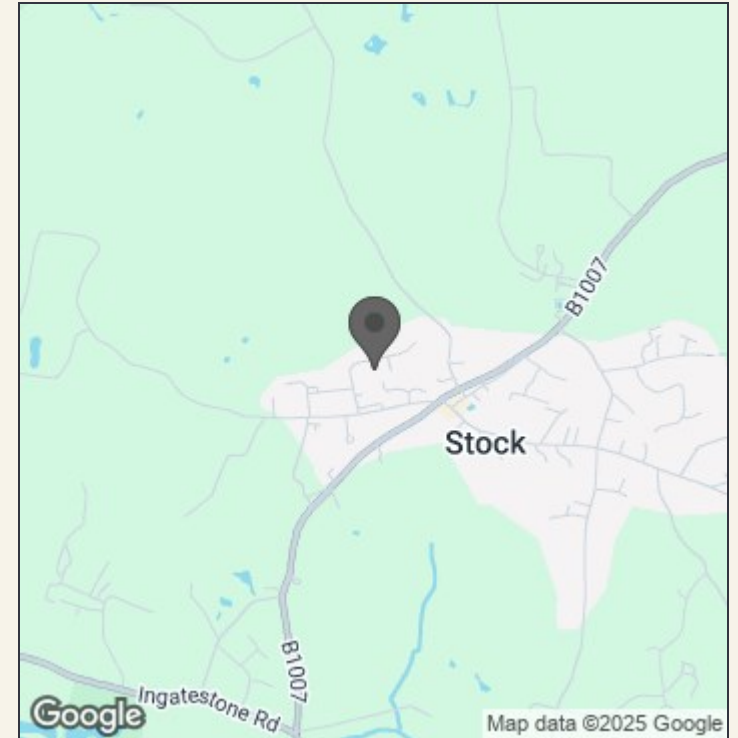
BATHROOM
5'11 x 5'7 (1.80m x 1.70m)





Gross Internal Floor Area : 47.6 m2 ... 512 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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		



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