



# 51 The Chase

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The Chase in Fishtoft is a very sought-after area. With a mixture of modern, well presented properties, this area is convenient for schools and local village amenities and yet also only five minutes from all of the facilities that the town centre has to offer.

No.51 Is actually in a really lovely position within a small cul-de-sac of only four properties. It has a generous plot with driveway and double garage to the front, and a really attractive, well stocked and beautifully maintained garden to the rear which is not over-looked as there is a 'green' area planted with trees to the back of them.

The property really is an ideal family home and at 26 years old, is nicely established now and yet also benefits from a brand new boiler (fitted 20<sup>th</sup> January 2023 with a 5 year warranty) and a beautiful modern kitchen as well as immaculately presented décor throughout.

It is a spacious property with four reception rooms to include the lounge, dining room, study and conservatory to the ground floor and four double bedrooms, with a generous four piece bathroom suite and an en-suite to the master. The property and grounds have been incredibly well maintained and the sellers explained to me that they 'look after their things.'

After 21 very happy years in the property, moving is bitter-sweet. It is time to down-size and the sellers hope that the new buyers of No.51 will be as happy there as they have been.





**Entrance** – A uPVC front door leads into the:

**Reception Hall** – Has Karndean flooring, staircase to the first floor accommodation with cupboard beneath and a uPVC window to the front.

**Cloakroom** – Housing a wash basin, level WC and an extractor fan.

Double doors open up from the hallway into the:

**Dining Room 11'11 x 10'0 (3.39m x 3.04m)** – Having a uPVC window to the rear, radiator.

**Study 8'11 x 7'09 (2.47m x 2.16m)** – Has a uPVC window to the side, Karndean flooring and a radiator.



**Lounge 18'10 x 12'0 (5.51m x 3.65m)** – Has a uPVC bay window to the front with fitted blinds, two radiator, wall and ceiling light points and an attractive fireplace comprising a marble back panel and hearth, an electric fire and Adams style fire surround. Sliding doors open through to the:

**Conservatory 13'0 x 9'0 (3.96m x 2.74m)** – Of brick and uPVC construction with a tiled floor, ceiling light/ fan, wall mounted electric heater, several opening fan-light windows and French doors opening onto the patio and rear garden.

**Kitchen – Diner 12'0 x 11'10 (3.65m x 3.38m)** – Has a uPVC window to the rear with sink beneath, Karndean flooring and a range of wood grain style worksurfaces with modern drawer and cupboard units at both base and eye level. Co-ordinating units include glass fronted display cupboards. Integral appliances include a dishwasher, fridge-freezer, Neff gas hob and extractor fan and double electric ovens.

**Utility area** – Having a uPVC door and window to the side, brand new gas fired boiler (fitted January 2023) and space and plumbing for washing machine and tumble dryer and eye level cupboards.

**First Floor Landing** – Has two windows to the front, radiator, loft access and a built-in airing cupboard as well as a separate linen cupboard.

**Bedroom One 12'0 x 11'0 (3.65m x 3.35m)** – Has uPVC window to the rear with blinds, radiator and built-in wardrobes. En-Suite Shower Room has a fully tiled shower enclosure, rectangular wash basin with cupboard beneath and a low level WC.

**Bedroom Two 12'0 x 10'0 (3.65m x 3.04m)** – Has a uPVC window to the rear, radiator and fitted double wardrobe with drawers beneath.

**Bedroom Three 12'0 x 10'11 (3.65m x 3.08m)** – Has a uPVC window to the rear and radiator.

**Bedroom Four 9'0 x 8'0 (2.74m x 2.43m)** – Has a uPVC window to the front, radiator.

**Family Bathroom** – Has uPVC window to the side, radiator and half tiled walls. Comprises a four piece suite of panel bath, pedestal wash basin, low level WC and tiled shower enclosure.

**Outside** – The property is reached over a private driveway which gives access to the four properties in the cul-de-sac. To the front of the property is a gravel driveway providing off road parking and access to the:

**Double Garage** – Having two up and over doors, lights and power. There is gated access to each side of the property to the rear garden which is enclosed with quality fencing on all three sides. The private rear garden is beautifully maintained and is laid to lawn in the main with an extensive patio with established borders planted with a host of flowering plants, shrubs and spring bulbs. A summerhouse, shed and attractive water feature will be included within the sale. The garden continues to the side where there is a further well-maintained border and second tap (one to the side and rear). There is security lighting to the front, side and rear.

Council Tax – D

Energy Performance Rating - D









All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an

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