



Offers over £290,000  
Daphne Grove, CARDEA, PE2



 3  
Bedrooms

 2  
Bathrooms





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Welcome to this thoughtfully designed and well-appointed family home, offering an ideal blend of comfort and practicality. Upon entering through the spacious Entrance Hall, you are greeted with an inviting atmosphere and easy access to all main living areas.

The lounge is bathed in natural light, courtesy of a large UPVC double-glazed window overlooking the front garden. This warm and inviting space features a radiator for added warmth and is conveniently complemented by UPVC French doors that lead out to the rear garden, seamlessly connecting indoor and outdoor living areas.

The heart of the home is the expansive Kitchen/Diner. This well-crafted area boasts dual UPVC double-glazed windows to both the front and rear, ensuring a bright and airy feel. The dining area is comfortably sized with a radiator, while the kitchen itself comprises a range of modern wall and base-level units, providing ample storage space. The culinary space includes a four-ring gas hob with an extractor hood above and an oven below, as well as a stainless steel sink with a drainer and mixer tap. Additionally, there's generous space for various kitchen appliances, making it functional for everyday living.

Convenience is key in the Utility area, which provides access to both the garden and a separate WC. This practical space also includes a radiator and additional space for appliances, making laundry days a breeze.

The WC features a hand wash basin and WC, perfect for guests and family alike.

Making your way to the first floor, the landing offers easy access to all bedrooms and the family bathroom.

Bedroom 1 is a true retreat with dual-aspect UPVC double-glazed windows that flood the room with light, complemented by two radiators for comfort. This room includes a private ensuite for added convenience.

The ensuite features an opaque UPVC double-glazed window, a hand wash basin, WC, and a stylish double walk-in shower cubicle, creating a private space for relaxation and refreshing.

Bedroom 2 and Bedroom 3 are both well-sized and bright, each benefiting from UPVC double-glazed windows and individual radiators, making these spaces warm and inviting for family members or guests.

Completing the first floor is the family bathroom. Bathed in natural light from the opaque UPVC double-glazed window, this bathroom features a heated towel rail, hand wash basin, WC, and a panelled bath that is partially tiled, creating a welcoming space to unwind.

Outside, the spacious rear garden serves as a true extension of the home, primarily laid to lawn and perfect for family gatherings and entertaining guests. Additionally, this property includes a garage to the side along with parking available, providing both convenience and practicality for homeowners.

In summary, this property offers a perfect mix of modern living, comfort, and functionality in a fantastic setting. It's an ideal choice for families seeking a peaceful and welcoming home. Don't miss the opportunity to make it yours!

### **Entrance Hall**

Doors to all rooms;

**Lounge** *5.62m x 3.12m (18' 5" x 10' 3")*

UPVC double glazed window to the front, radiator, UPVC french doors to the rear.

**Kitchen/Diner** *5.59m x 2.88m (18' 4" x 9' 6")*

UPVC double glazed windows to the front and rear, dining area with radiator, the kitchen comprises of a range of wall and base level units with worktops over, four ring gas hob with extractor over and oven below, stainless steel sink with drainer and mixer tap over, space for appliances.

### **Utility**

Doors to the garden and WC, radiator, space for appliances.

### **WC**

WC and hand wash basin.

### **First Floor Landing**

Doors to all rooms;

**Bedroom 1** *5.61m x 3.18m (18' 5" x 10' 5")*

Dual aspect UPVC double glazed windows, two radiators, door to ensuite;

### **Ensuite**

UPVC opaque double glazed window, hand wash basin, WC, double walk in shower cubicle.

**Bedroom 3** *2.28m x 2.78m (7' 6" x 9' 2")*

UPVC double glazed window, radiator.

**Bedroom 2** *3.24m x 2.56m (10' 7" x 8' 5")*

UPVC double glazed window, radiator.

**Family Bathroom** *2.18m x 1.87m (7' 2" x 6' 2")*

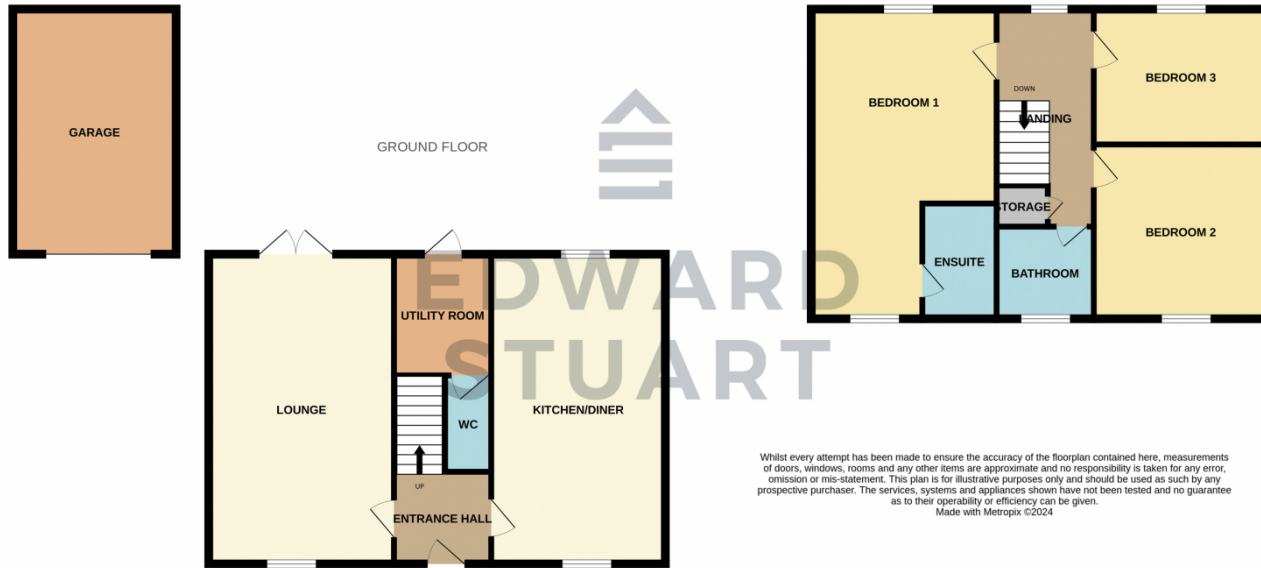
UPVC opaque double glazed window, heated towell rail, hand wash basin, WC, panelled bath partially tiled.

**Outside**

To the rear this property boasts a generous garden mainly laid to lawn ideal for entertaining guests, to the side this property offers a garage with parking in front.



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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