



Navigation Street

Measham

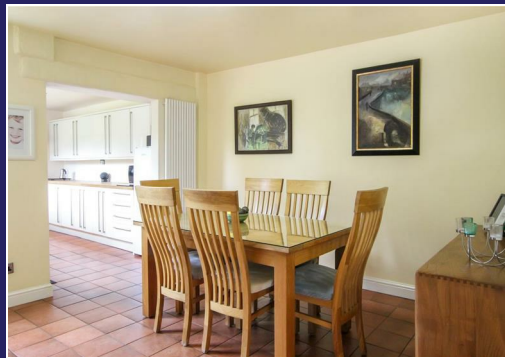
Asking Price £280,000



Navigation Street

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Tenure
Freehold

Accommodation Details

Entrance and Approach

Located on the quiet and character filled Navigation Street, set back with parking on a sloped concrete driveway for four vehicles with access to the rear through double wooden gates allowing parking for additional vehicles, including a caravan. The front has a brick wall with raised flowerbeds and entrance is via a green UPVC door with glass panel.

Hallway, Stairs and Landing

You enter this property into a bright and airy entrance hall with wooden flooring in a soft beech effect and two built in storage cupboards. There is an electric wall mounted heater and this room has been decorated with the lower section in a soft blue, white dado rail and off-white for the upper 2/3.

Approaching the stairs from the entrance hall you find a large window framing the garden perfectly. There is a wall mounted radiator and the area is currently decorated in a soft teal colour. The stairs are carpeted in grey with white painted bricks and wooden hand rail leading up to the first floor, which also benefits of natural light coming through from the Velux window. The landing is carpeted in grey with a floral feature wall and leads off to the family bathroom, two storage cupboards and bedrooms two and three along with an additional staircase leading up to bedroom four.

Bedroom One

12'5" x 8'7" (3.81 x 2.63)

A second reception room added with patio doors looking out to the rear garden that can be used as a fourth bedroom or occasional sitting room. Currently decorated in soft yellow, this room has wood affect tiles to the floor, multiple plug sockets and Velux skylight. This room also benefits from underfloor heating along with spotlights to the ceiling and double pendant lights.

Bedroom One Ensuite

6'4" x 4'0" (1.94 x 1.24)

With the flooring continuing from the bedroom, you'll come to a modern and stylish ensuite shower room located at the front of the property.

This room has been decorated in yellow with half height textured white tiles and a white blind fitted to the window. The ensuite comprises of a corner basin with built-in vanity and chrome mixer tap, dual flush, wall mounted WC and mains operated shower with double head and curved glass sliding doors.

This room also has a built-in extractor fan.

Living Room

11'1" x 12'2" (3.40 x 3.71)

An attractive room with a large window along with aesthetically pleasing arched window looking out to the front of the property. With hardwood pine flooring this room follows through from the hallway with a dado rail and decorated in soft blue with a single ceiling light. This room also has built-in storage and shelving fitted around the attractive brick chimney. This room has a large thermostatic controlled radiator along with plug sockets.

Dining Room

12'11" x 12'2" (3.96 x 3.71)

A large open space with terracotta coloured tiles to the floor, high ceilings and ceiling light. This room has been decorated in a soft yellow with high skirting boards, a large window looking out to the rear garden along with two modern floor to ceiling radiators in white. This room also has multiple plug sockets and leads through an opening into the kitchen.

Kitchen

15'1" x 7'6" (4.62 x 2.31)

Located at the rear of the property with a white UPVC door and glass panel leading out onto the attractive patio. The tiled flooring leads through from the dining room into the kitchen where you will find a modern and stylish wide galley style kitchen fitted with white high gloss base and wall units, a butchers block style worktop, black composite one and a half basin with drainer, integrated dishwasher, black extractor fan and matching black Indesit double oven with five ring gas burner hob. This room has a row of five spotlights running down the centre along with rustic shelving fitted to the wall.

There is also a very long window which really eventuates the view over the garden.

Bedroom Two

12'2" x 11'10" (3.71 x 3.61)

Located at the rear of the property with a large window and high ceilings this room has been carpeted in grey with an emerald green feature wall and built in wardrobes. This room also consists of multiple plug sockets along with a single pendant ceiling light, wall mounted radiator and storage under the stairs that lead to the second floor

Bedroom Three

12'2" x 10'10" (3.71 x 3.31)

At the front of the property this is another comfortable double bedroom currently decorated with a grey feature wall and grey carpets to the floor. There is a large window looking out over the front area of this property and multiple plug sockets along with the radiator.

Tel: 01530 271313

Bedroom Four

16'0" x 8'10" (4.9 x 2.7)

Located on the second floor with its own private staircase illuminated with a Velux window this is another bedroom with fitted wardrobes, grey carpets to the floor, single pendant ceiling lights along with multiple plug sockets, wall mounted radiator and a large window looking out over the side of the property .

This room is full of charm with wooden panelling and the original exposed wooden beam.

Family Bathroom

8'11" x 7'9" (2.74 x 2.38)

A large family bathroom located to the side of the property comprising of a four piece suite. With marble effect tiles to the floor and half height tiles to the wall this is a very open bathroom space with a large hand basin fitted into a vanity unit, with chrome swan neck tap, a deep freestanding oval bath, dual flush WC fitted to the wall and double shower cubicle with sliding glass doors. This room also has spotlights to the ceiling and built-in extractor fan along with a wall mounted radiator.

Rear Garden

This beautiful north east facing rear garden allows for privacy and charm. With reclaimed bricks used to build steps to a raised lawn area and also a featured patio. You'll find raised

flowerbeds with railway sleepers allowing plenty of colour along with stoned area which leads to the secure parking beyond the double wooden gates. In the garden you'll find an outside tap as well as a secluded corner patio to the edge of the raised flowerbeds which has a built-in multi burner to enjoy the outside space even in the colder months. This garden also has outside electrics, tap and a wooden garden shed and log store.

Postcode for Sat Navs

DE12 7LW

Local Authority and Council Tax Band

NWLDC

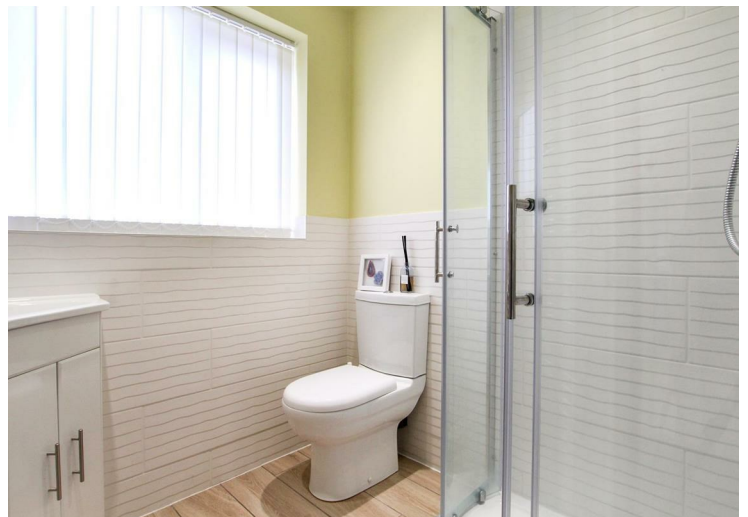
Band B

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You can email us via our website, or you can 'Live Chat' via our website 24/7

Property to sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

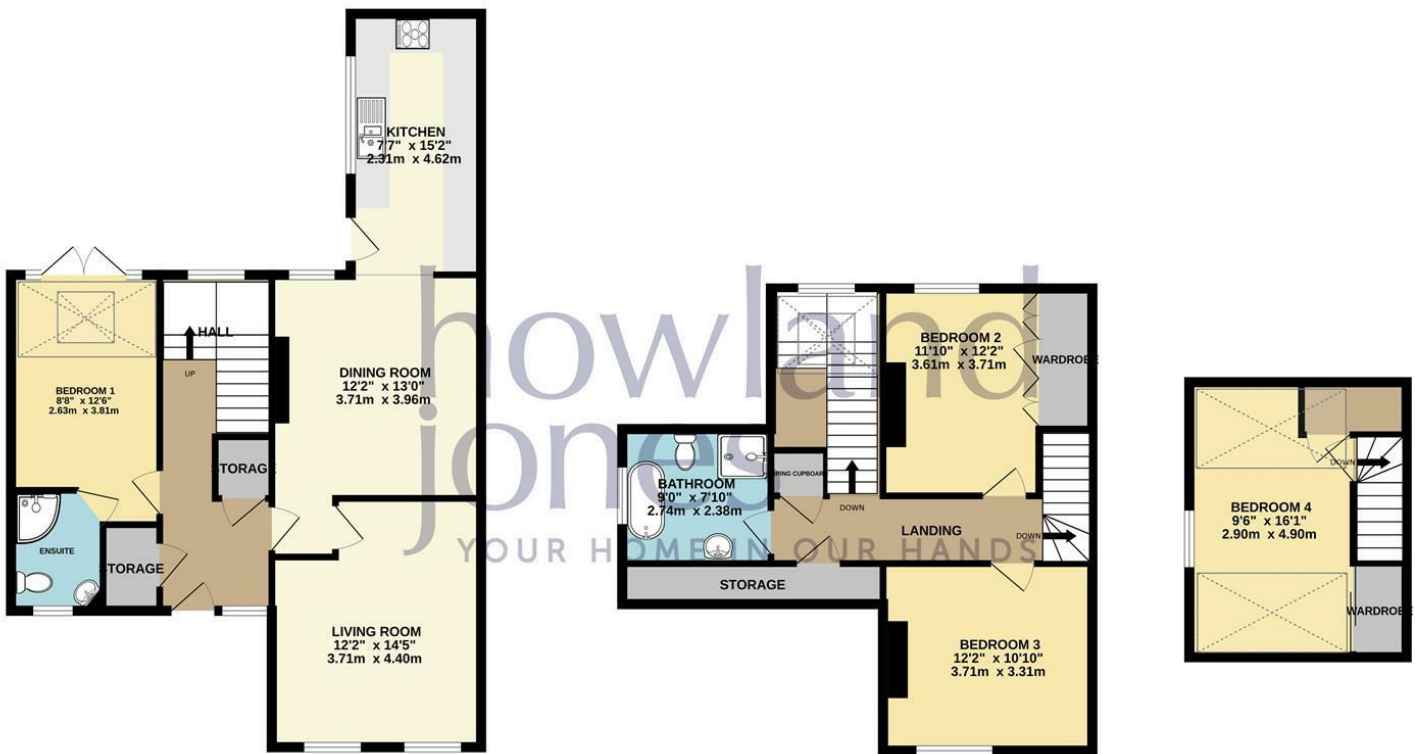




GROUND FLOOR

1ST FLOOR

2ND FLOOR



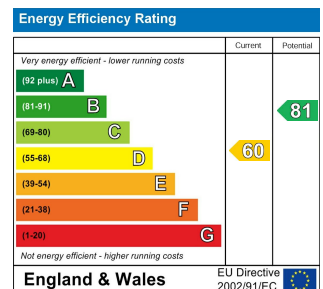
TOTAL FLOOR AREA : 1458sq.ft. (135.5 sq.m.) approx.

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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Council Tax band: B. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.



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