



Measham Road

Asking Price £249,995



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Tenure
Freehold

Accommodation Details

External and Approach

Set back from the road with maintained lawns there is a tarmac shared drive which leads onto a large block paved, private driveway suitable for parking five vehicles. The drive way leads to wooden double gates giving access to the rear garden.

Entrance Hall

Entrance into this property is via a white UPVC door with glass panel into a small entrance hall with striped carpet that leads up to the first floor.

This area of the property has been decorated in neutral tones and also has hanging for coats.

Living Room

14'4" x 12'11" (4.37 x 3.95)

Located at the front of the property with a large bay style window looking out onto the block paved driveway. With a wooden window sill and large thermostatic controlled radiator situated beneath. This room has been decorated in neutral tones with a brick fireplace and grey carpets to the floor. Approximately three years ago, a multi burner fire was installed with wooden mantle and granite effect hearth. This room also comes with painted beams to the ceiling and single pendant ceiling light.

Kitchen

6'11" x 8'10" (2.12 x 2.70)

Located at the rear of the property, this long kitchen has herringbone affect lino to the flooring along with butchers block style worktops and green painted, base and wall units. The kitchen gives access into a large under stairs cupboard where you will find the Worcester Bosch Combi boiler. The kitchen has a double window along with a single window allowing in plenty of natural light and is decorated in neutral tones with a

brick papered feature wall to one end, Range cooker along with matching Range extractor hood.

Vestibule

This vestibule gives access from the kitchen to the WC and downstairs Shower Room. With the flooring followed through from the kitchen, there is also a single radiator. This room has a single ceiling light and is decorated in white with a wooden door leading out to the rear garden with glass panels.

WC

6'2" x 2'7" (1.88 x 0.81)

Located off of the vestibule through a wooden door, you'll find the flooring follows through into a fully tiled area with wall mounted, porcelain WC along with a wall mounted radiator.

Downstairs Shower Room

6'2" x 6'1" (1.90 x 1.87)

The flooring from the vestibule again follow through into this fully tiled, downstairs shower room. In here you will find a wall mounted radiator along with Large electric shower cubicle and wall mounted hand basin. This room also comes with a ceiling light and window allowing in plenty of natural light.

Bedroom One

16'9" x 11'10" (5.12 x 3.62)

Located at the front of the property, this large double bedroom is decorated with a teal feature wall and grey carpets. This is a large bedroom with solid wood door and silver handle along with natural wood skirting boards, large radiator situated under a triple window which frames the views over the adjacent fields. This room also has multiple plug sockets and a single pendant ceiling light.

Bedroom Two

10'0" x 8'2" (3.06 x 2.51)

Located at the rear of the property with a solid wood door and silver handle along with matching wooden skirting board. This room has a picture rail along with a striped feature wall and grey carpets to the floor with multiple plug sockets. This room

also has a radiator located under the window which enjoys the views out onto the rear garden along with having multiple plug sockets and a single pendant ceiling light

Bathroom

8'11" x 6'5" (2.72 x 1.96)

At the rear of the property, a modern and well designed family bathroom with freestanding roll top bath and shower attachment, WC with built-in dual flush WC, white ceramic hand basin with matching vanity unit and silver and ceramic mixer tap. This room has a window fitted with privacy glass looking out into the rear garden, a small chrome heated towel rail and is decorated in teal with mosaic effect splashback tiling and ash wood affect lino to the floor

Rear Garden

This East facing rear garden is accessed via the rear door from the vestibule or through the double wooden gates from the driveway. There is a paved path leading round to a block paved patio with green gazebo and a large lawn area. Located at the rear of the garden is a recently built (with planning permission) large double garage with wood affect up and over door along with a

single pedestrian door. The garage has lighting and electrics without partition.

Local Authority and Council Tax Band
NWLDC
Band A

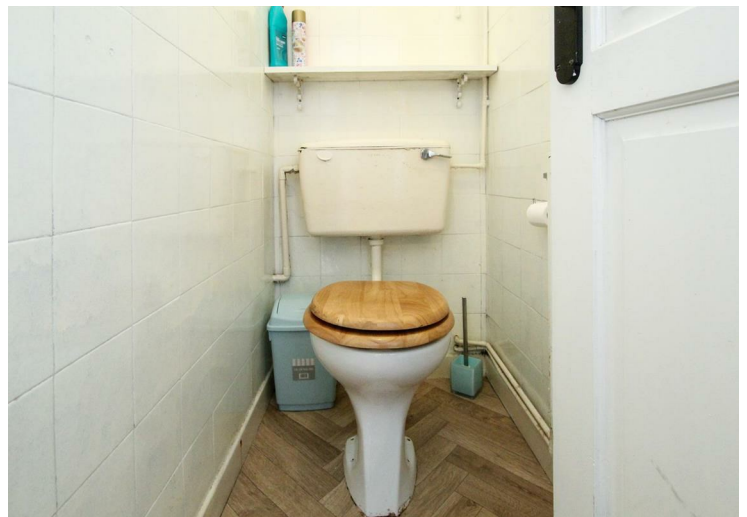
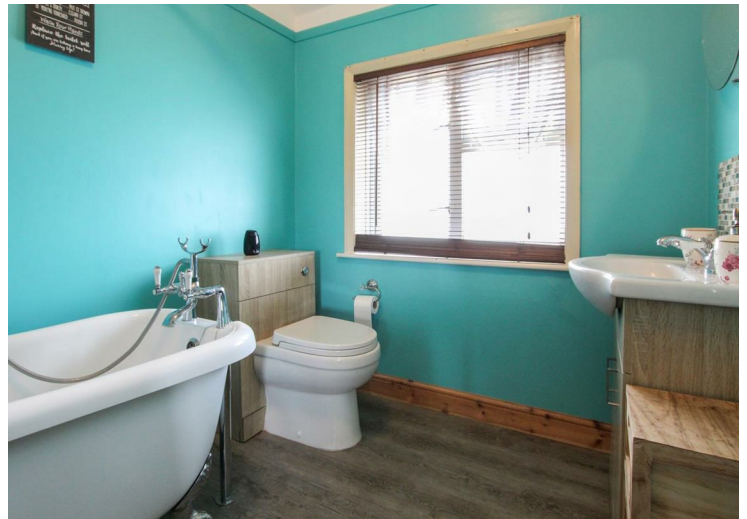
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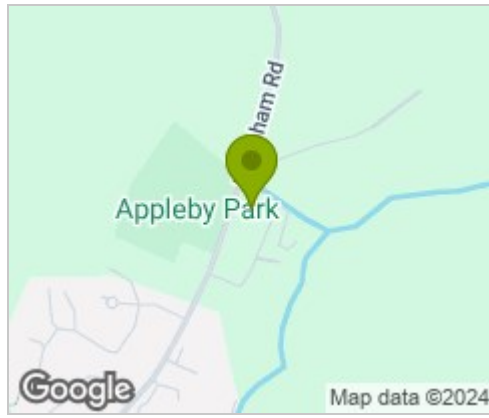
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You can email us via our website, or you can 'Live Chat' via our website 24/7

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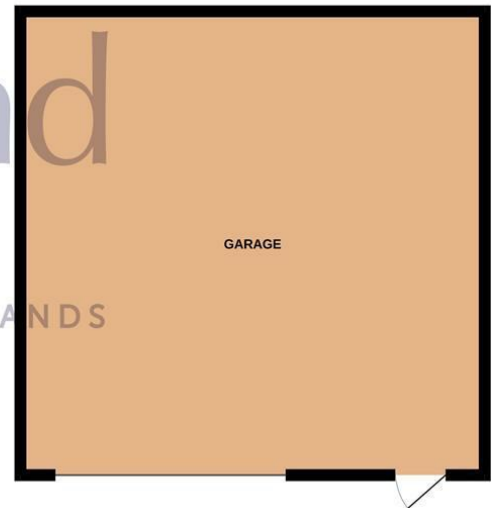




GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.

2ND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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: A. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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