



## Queen Street

Asking Price £274,999



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**Tenure**  
Freehold

## Accommodation Details

### External and Approach

Located close to the bottom of Queen Street in a quiet cul-de-sac location and set back from the road. This is an impressive, white, period property with brick walls around the perimeter and a large grass lawn area with tarmac path leading up to the entrance porch.

### Entrance Porch

A beautiful and decorative pitched roof entrance porch with a green wooden door with six glass panes. Leading into the timber beamed entrance porch with light and lino flooring. This area is decorated in white.

### Hall, Stairs and Landing

Entrance into the hall is via a second wooden door painted in white leading off from the entrance porch. The entrance hall is bright and airy, decorated in white with a pendant ceiling light and wooden painted dado rail. The stairs from the ground floor head on to an interim landing which branches off to the bathroom and wraps round to the first floor. There is a large window on the initial landing space and this area is painted in white with high ceiling mounted light and access into the loft space. There is brown carpet to the floor and a continuation of the hallway dado rail.

### Living Room

14'2" x 13'0" (4.33 x 3.97)

Located at the front of the property with new grey carpets fitted to the floor. This is a bright room with large window, multiple plug sockets, aerial points and electric fire. This room is decorated in neutral tones, with wooden painted dado and picture rails with a single pendant ceiling light along with a large thermostatic controlled radiator.

### Kitchen

13'5" x 13'5" (4.10 x 4.09)

Located at the rear of the property this room has two windows both fitted with privacy glass and decorated in olive green and white with a white painted dado rail. With wooden laminate

flooring matching that of the wall and base units which also have chrome bar handles. You will note complementing tiles to the wall at half height along with a decorative fireplace. To the ceiling we have studio lights and there is also a large thermostatic controlled radiator.

### Dining Room

16'5" x 10'0" (5.02 x 3.07)

Located at the front of the property adjacent to the living room, you'll find this large room, with a window looking out to the front aspect, cupboard housing the gas meter, multiple plug sockets along with the thermostatic controlled radiator and built-in storage. This room has been decorated in neutral tones with grey carpets and a single pendant ceiling light.

### Utility Room

9'5" x 6'4" (2.88 x 1.95)

Located at the rear of the property. This utility room is decorated in neutral tones with line to the floor and houses the Worcester Bosch boiler, as well as having plumbing for one appliance. In this room you'll find a complimenting worktop along with wall mounted storage, multiple plug sockets, a single pendant ceiling light and thermostatic controlled radiator.

### Cloakroom/WC

7'8" x 3'2" (2.34 x 0.97)

Leading off from the utility room with a step down into a small and convenient cloakroom. With a window, wall mounted hand basin and WC. This room is painted in white with stone coloured lino flooring, extractor fan and ceiling light,

### Cellar

12'11" x 9'3" (3.95 x 2.83)

The seller leads off from the cloakroom through a green wooden door and down brick steps into a brick built cellar with coal shoot.

### Bedroom One

13'6" x 13'5" (4.12 x 4.10)

Located off of the main landing space this is a large double bedroom fitted with brown carpets to the floor and decorated in white with a large, window fitted with privacy glass and wooden built-in wardrobes.

This room also has a large thermostatic controlled radiator and multiple plugs sockets.

### Bedroom Two

13'1" x 12'11" (3.99 x 3.95)

Adjacent to bedroom one we have another double bedroom with a window looking out to the front of the property. This room has been decorated in white with new carpets laid to the floor and a triple wooden built in wardrobe. There is a decorative fireplace in situ along with a single ceiling light and thermostatic controlled radiator.

### Bedroom Three

13'5" x 13'3" (4.10 x 4.05)

Located at the front of the property this is another comfortable double bedroom with a window looking out over the front aspect. This room is decorated in white with wooden built-in wardrobes, decorative fireplace, large thermostatic controlled radiator, single pendant ceiling lights and carpets to the floor along with multiple plug sockets

### Bathroom

9'3" x 8'3" (2.83 x 2.53)

Heading up four carpeted steps leading off from the main stairway with wooden hand rails you enter a large family bathroom. Decorated in white with lino flooring. This room is currently fitted with full sized bath, electric shower

over the bath, porcelain hand basin and wall mounted WC. There is also a large window fitted with privacy glass and airing cupboard with water tank and shelving. This bathroom has a window along with built-in extractor fan and ceiling light.

### Rear Garden

This north-westerly facing rear garden is located separate from this house. When you exit the utility door you walk around the side of the village hall which will take you to the gated, low maintenance rear garden with large storage shed.

### Postcode for Sat Navs

DE12 7JE

### Local Authority and Council Tax Band

NWLDC  
Band C

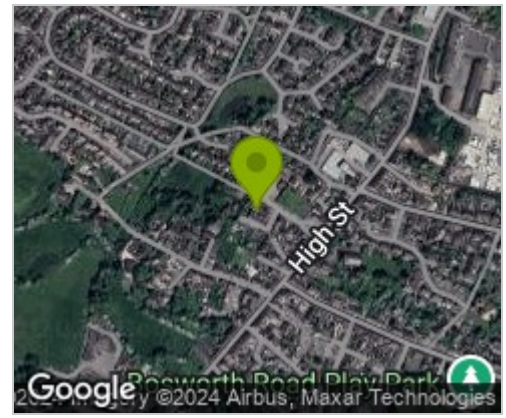
### Out Of Hours Contact Arrangements

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.





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**Council Tax band: C. Tenure:**

**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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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