



The Street

, PE33

Price £400,000

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, Gooderstone, PE33

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Description

Molyneux Estate Agents are excited to offer this stunning family home found within a non-estate position in the village of Gooderstone. The property was built in 2009, and boasts sealed unit UPVC windows and doors throughout, as well as an oil fired central heating system.

There are gardens to the front and rear of the home, as well as gates on both sides of the home for access from front to back. The front and rear gardens are both laid to lawn, with the rear garden also enjoying a patio area ideal for dining and entertaining. A shared shingle drive adjacent to the home leads to a parking area at the rear of the garden, with two allocated spaces for this home.

The internal accommodation is accessed via a welcoming entrance hall, where there is a built in cupboard making use of the space 'under the stairs', plus a large cloakroom with W.C and wash hand basin.

The kitchen/ diner is found at the front of the home and is a superb space that truly must be viewed! The kitchen itself includes a range of fitted wall and base units with worktop over, there are two eye levels ovens, inset hobs with an extractor fitted over, plus an integrated dishwasher and two integrated fridge-freezers. There is a breakfast bar in addition to the dining space. The adjoining utility room provides additional units and sink, as well as space for a washing machine and tumble dryer.

The spacious lounge is found at the rear of the home, measuring 19' 9" x 9' 6". There are windows on both sides and to the rear aspect making it a nice bright room, plus French doors opening straight out to the back garden.

Once upstairs the large landing offers potential office space, with a window allowing for natural light, plus sockets fitted. The landing also has a built in cupboard housing the hot water tank, as well as a ceiling hatch for access in to the loft space.

The are four double bedrooms, with the master and second bedroom both found at the front of the home, and the third and fourth located to the rear with windows looking over the back garden. The master boasts an en-suite shower room, as well as a built in wardrobe, and two windows to the front aspect.

The family bathroom completes the accommodation, comprising both a bath and shower cubicle, W.C, wash hand basin and a heated towel rail. The frosted window is to the side aspect.

The home is beautifully presented throughout, and is ready for the new buyer to move straight in and get settled. The owners have already secured their new home and therefore are offering this property with no onward chain.

If you are looking for a modern and spacious family home in a non-estate village location, then look no further! Contact Molyneux Estate Agents now to arrange your viewing, you won't be disappointed!

Measurements

Entrance Hall

Cloakroom/ W.C - 8' 7" x 6'

Kitchen/ Diner - 26' 11" x 16' max

Utility - 12' 6" x 6'

Lounge - 19' 9" x 9' 6"

Stairs to first floor landing

Bedroom 1 - 15' 11" max x 14' 10"

En-Suite - 9' 8" x 6' max

Bedroom 2 - 14' 10" x 10' 8" plus door recess

Bedroom 3 - 12' 5" x 9' 7"

Bedroom 4 - 12' 5" x 9' 7"

Bathroom - 10' 1" x 6'

Council Tax band - E

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor

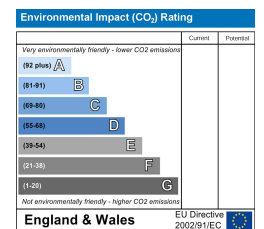
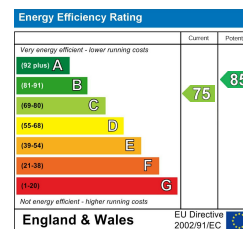


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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