





14 Duff Street, Hopeman, IV30 5RZ Offers over £220,000

Semi-detached house situated in the sought after coastal Village of Hopeman and within close proximity to Hopeman's two beautiful beaches, primary school and local shops & services. The accommodation comprises, entrance hallway, open plan lounge/dining/kitchen, three bedrooms (one en-suite) and bathroom. The property further benefits from oil central heating, double glazing and South-facing garden.



ENTRANCE HALLWAY



UPVC and glazed door; wood effect flooring; ceiling light fitting; built-in under-stair storage cupboard; fixed upper cabinet housing electric consumer units; open through to lounge/kitchen; staircase to first floor.

LOUNGE / DINING AREA 15'8" x 13'5" (4.78m x 4.10m)



French doors lead out to the garden; North-facing window; feature fireplace with electric fire; wood effect flooring; ceiling light fitting.

KITCHEN 10'1" x 5'11" (3.09m x 1.82m)



Modern fitted kitchen in grey matt; built-in oven and microwave; Induction hob; hood; integrated dishwasher; space for integrated fridge freezer; sink and drainer; wood effect flooring; ceiling light fitting.

BEDROOM 1 11'9" x 9'11" (3.59m x 3.04m)



South-facing window; recess with shelving and hanging rail; wood effect flooring; ceiling light fitting; door to en-suite shower room.



EN-SUITE SHOWER ROOM 8'5" x 5'6" (2.59m x 1.70m)



North-facing window; double walk-in shower enclosure with mains fed shower; built-in cupboard using Worcester oil central heating boiler; space & plumbing for washing machine; tiled flooring; ceiling light fitting.

STAIRCASE & LANDING 14'0" x 10'10" (4.27m x 3.31m)



South-facing Velux window; built-in cupboard with Velux window, light and shelving; fitted carpet; two ceiling light fittings.

BEDROOM 3 16'0" x 9'4" (4.89m x 2.86m)



North-facing Velux window; hatch to loft space; fitted carpet; ceiling light fitting.

BATHROOM 11'6" x 4'11" (3.52m x 1.50m)



Sliding door; North-facing Velux window; bath, WC and pedestal sink; vinyl flooring; ceiling light fitting.



BEDROOM 2 15'10" x 11'9" (4.84m x 3.59m)



South & West-facing windows and North-facing Velux window; fitted carpet; ceiling light fitting.

OUTSIDE



A gate to the side of the property leads to a further gate leading round to the entrance of the property and fully enclosed garden. The South-facing garden is laid to lawn with a large paved patio area and planted borders; beds for planting; wooden shed; oil central heating tank.

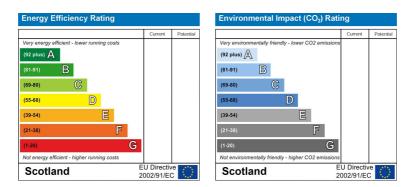
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds, all bathroom and ensuite shower room fittings, the built-in oven & microwave, integrated dishwasher, Induction hob and hood in the kitchen and the wooden shed in the garden.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.