



15 Pagdin Drive, Styrrup,
DN11 8LX



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£170,000

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This well-proportioned semi-detached home is located in the village of Styrrup, a short walk from Styrrup Hall Golf & Country Club. The property offers a good-sized dual-aspect lounge, kitchen, three bedrooms and a wetroom. The property also features off road parking, a detached garage and enclosed garden to the rear.





RECEPTION HALL 1.19m x 1.91m (3'11" x 6'4")

Double glazed obscure front entrance door with matching sidelight, panel radiator, thermostatic control for the central heating, staircase leading to 1st floor.

SITTING ROOM 2.66m x 7.61m (8'8" x 25'0")

Double glazed bow window to front aspect, double glazed window to rear aspect, double and single panel radiators, fireplace with gas fire within as well as television point and shelving.

KITCHEN 2.44m x 3.18m (8'0" x 10'5")

Fitted with range of base and wall units consisting of cupboards and drawers underneath stone effect roll top works surfaces. Appliances include a 'Zanussi' electric assisted oven, and a 'Zanussi' four ring induction hob. The kitchen also has space and plumbing for a washing machine, space and supply for an under-counter appliance, 1 1/2 bowl sink and drainer, double glazed window to rear aspect and matching obscure glazed door to right aspect, cupboard with shelving.

1ST FLOOR-LANDING 1.91m x 2.71m (6'4" x 8'11")

Double glazed window to right aspect, hatch accessing roof space containing 'Worcester' gas fired combination central heating boiler, storage cupboard with shelving.

BEDROOM ONE 2.77m x 4.01m (9'1" x 13'2")

Double glazed window to front aspect, panel radiator, fitted wardrobe units with hanging rails and bed-head cupboards.

BEDROOM TWO 3m x 3.49m (9'10" x 11'6")

Double glazed window to rear aspect, panel radiator, fitted wardrobe units with dressing table within.

BEDROOM THREE 2.33m x 3.04m (7'7" x 10'0")

Double glazed window to front aspect, broadband point, panel radiator.

WET ROOM 1.58m x 2.05m (5'2" x 6'8")

Double glazed obscure window to rear aspect, low-level dual flush WC, wall-mounted wash hand basin, mains fed shower, chrome ladder style towel radiator, fully boarded walls.

GARDENS & GROUNDS

The property is accessed off Pagdin Drive via a paved driveway, which leads along the right aspect of the property to the detached garage. There are also gardens to both front and rear aspects.

GARAGE 2.86m x 7.69m (9'5" x 25'2")

Range of shelving and light within.

TENURE

Freehold





COUNCIL TAX

Band A

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

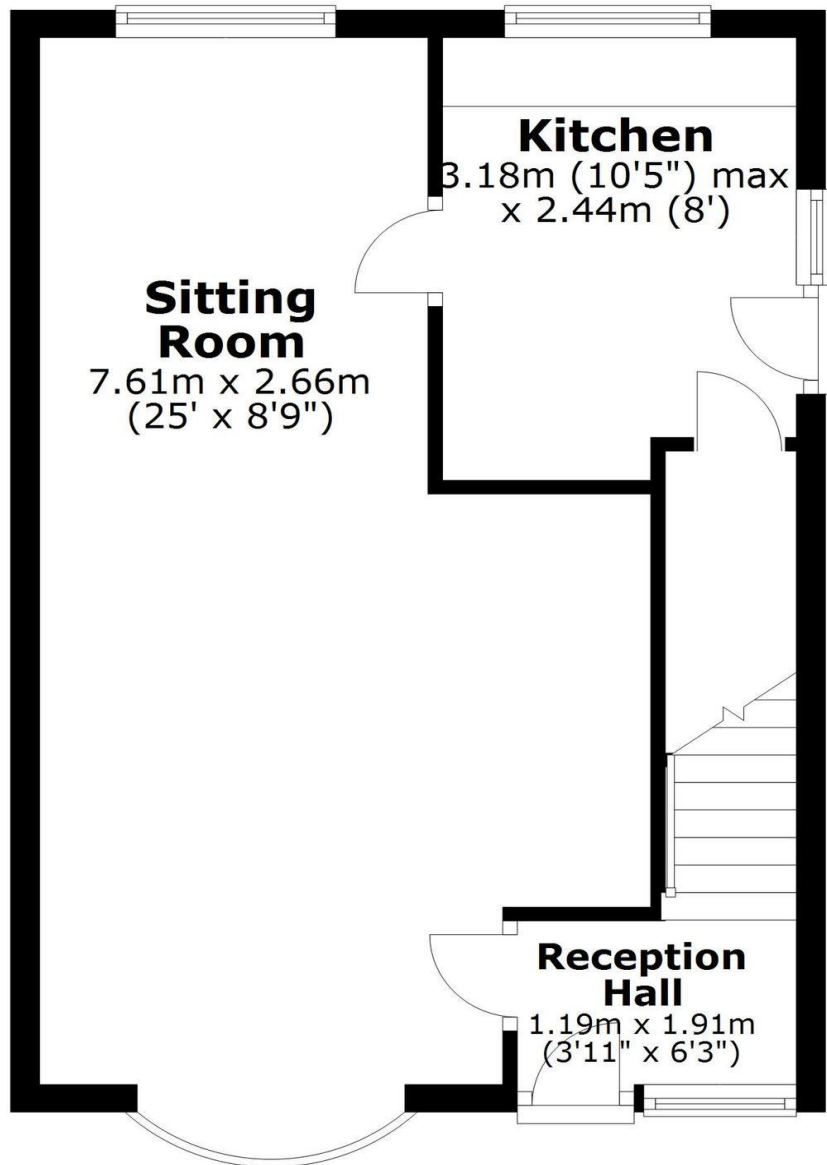
DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



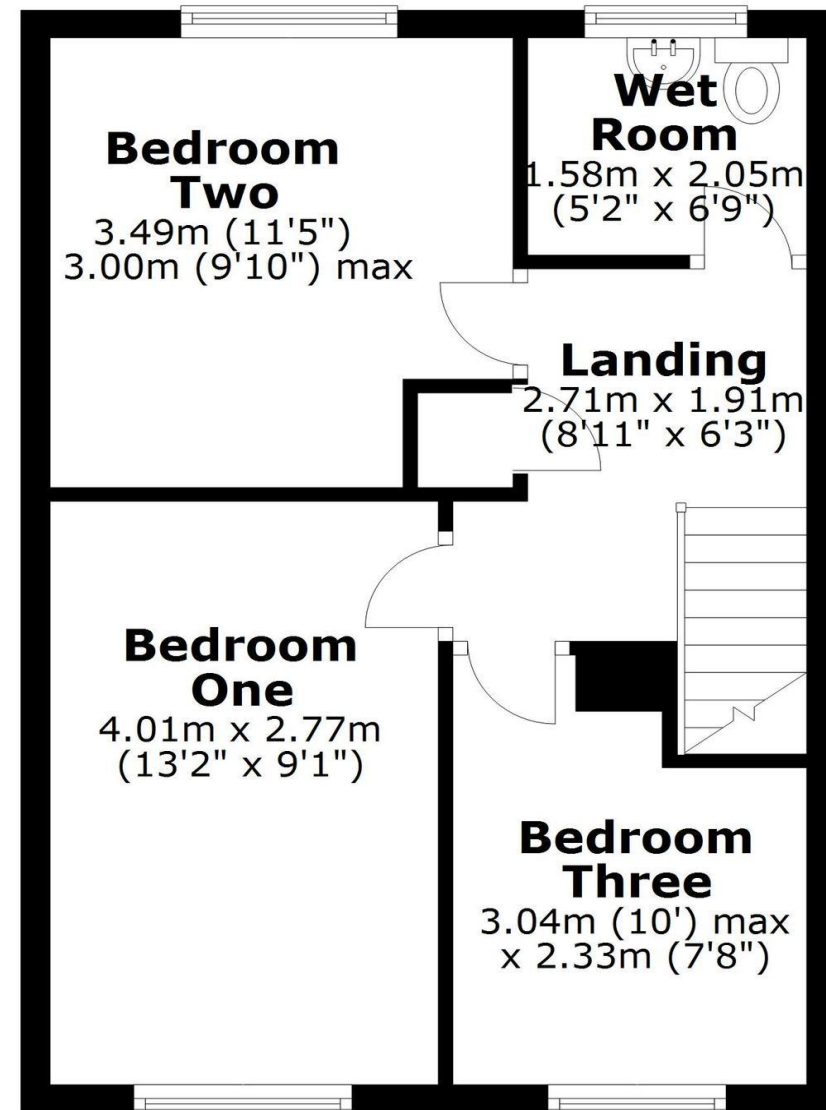
Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)

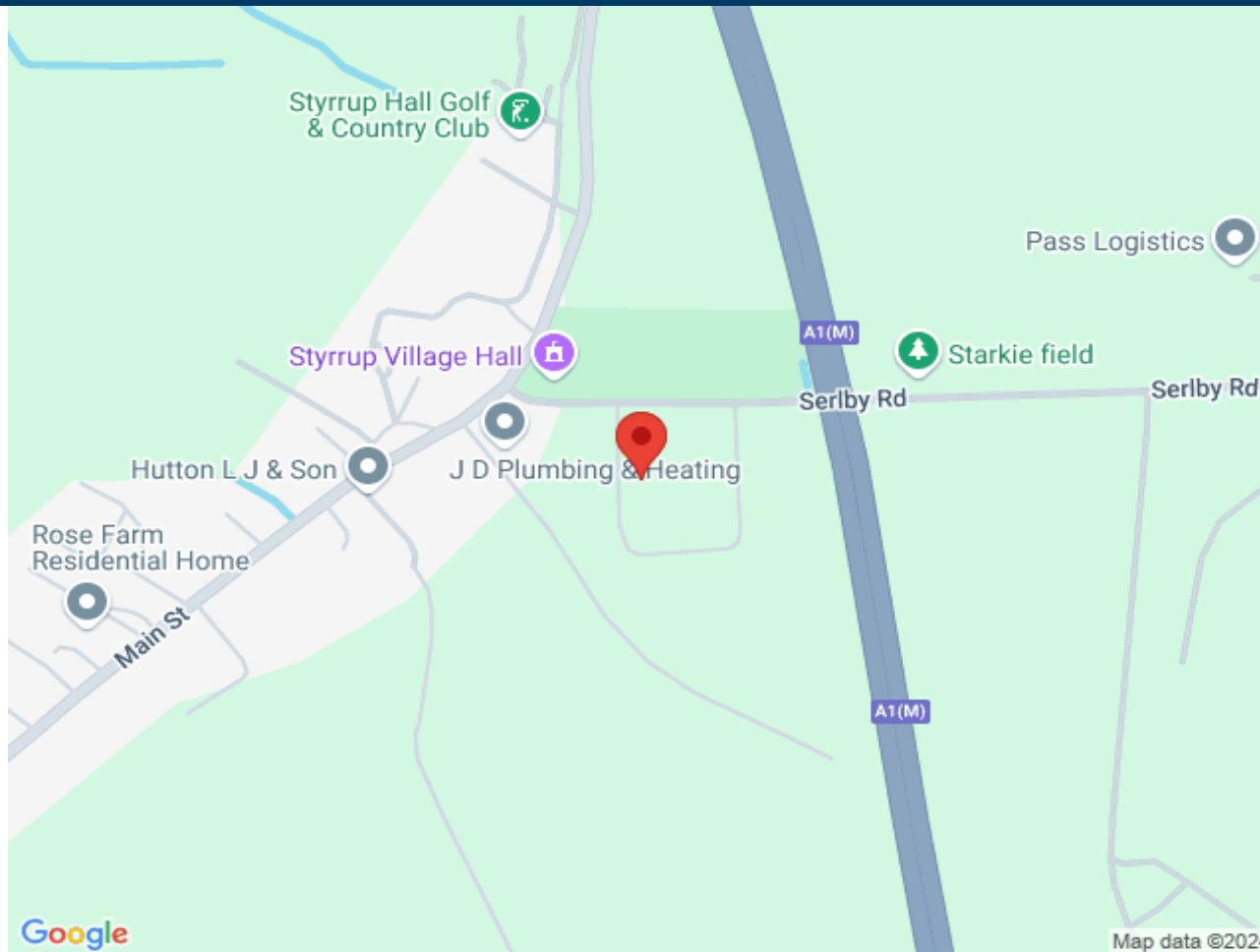


First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(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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