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RICHARD  
POYNTZ



**98 Holbek Road  
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£350,000**



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A deceptively spacious Three Bedroom Semi Detached family home offering superb ground floor living area and being ideally located in the popular Small Gains location within walking distance of recreational playing fields. Features include an entrance porch connecting to the entrance hall, a spacious lounge to the front, an equally good-sized fitted kitchen, a separate utility, a separate dining room, and a lean-to-style conservatory. To the first floor are surprisingly three good sized bedrooms with dressing room to bedroom one and completing the accommodation is a three-piece shower room. Externally the property benefits from a courtyard style paved rear garden as well as off-street parking for at least three cars to the front, viewing comes strongly recommended.

- \*\* Deceptively spacious semi-detached family home
- \*\* Offering superb ground floor living area
- \*\* Located in the popular Small Gains location with recreational playing fields within walking distance
- \*\* Spacious Lounge 18'5 x 10'6
- \*\* Equally good sized Kitchen 16'6 x 10'
- \*\* Lean-to style Conservatory
- \*\* Separate Utility Room
- \*\* Dining room (originally the garage)
- \*\* Three superb sized Bedrooms to the first floor with walk-in wardrobe to bedroom one
- \*\* Three piece shower room
- \*\* Paved rear garden
- \*\* Off street parking to the front
- \*\* Viewing strongly advised

#### Entrance Porch



The property is approached via a UPVC entrance door leading to the entrance porch, obscure double-glazed windows to either side, ceramic tiled floor, radiator with cover, fitted storage unit to one wall, power point, part glazed door leading to the hall.

#### Hall



Tiled floor continued, stairs connecting to the first-floor accommodation with a cupboard below, coved to ceiling and dado rail, radiator with cover, panelled doors leading to the accommodation.

#### Lounge 18'5 x 10'6 (5.61m x 3.20m)



Feature UPVC double glazed lead bow window to the front elevation with fitted shutters, radiator, laminate wood flooring, tv and power points, coved to ceiling, dado rail.



**Kitchen 16'6 x 10' (5.03m x 3.05m)**



A particularly good sized room with UPVC double-glazed windows to the rear elevation and matching half double-glazed door providing access onto the lean-to style conservatory, one-and-a-quarter sink unit inset to a range of rolled edge worksurfaces to three sides with matching splashback, extensively fitted units at base and eye level, space for range style cooker with stainless steel back plate fitted and extractor canopy over, housing for an American style fridge freezer with further surrounding units, integrated dish washer, two radiators, ceramic tiled floor, power points, coved and flat plastered ceiling.



**Lean-to style Conservatory 8'8 x 8'4 (2.64m x 2.54m)**



Double glazed windows to the rear and side elevations, double glazed door providing access onto the garden, laminate flooring, radiator, power.

**Utility Room 11'5 x 3'9 (3.48m x 1.14m)**



Double glazed window to the side, double glazed door to the rear providing direct access onto the garden, rolled edge worksurfaces with units at eye level, plumbing and space for washing machine below, space for additional freezer as required, wall mounted boiler, ceramic tiled floor, coved to ceiling, panelled door leading to the dining room.



**Dining Room 11'4 x 7'10 (3.45m x 2.39m)**



Double glazed window to the rear, radiator, power points,

laminate wood flooring, coved and flat plastered ceiling, dado rail, down lighting, access to loft via hatch (originally part of the garage)

### First Floor Landing

Coved to ceiling, access to loft room via hatch and fitted loft ladder, panelled doors leading to the accommodation.

**Bedroom One 10'9 plus 6'5 recess x 9'8 maximum measurement (3.28m plus 1.96m recess x 2.95m maximum measurement)**



UPVC double glazed lead window to the front elevation with fitted shutters, radiator, laminate wood flooring, coved and flat plastered ceiling with down lighting, dado rail, panelled door leading to the dressing room.

**Dressing Room 6'1 x 6'4 approximately (1.85m x 1.93m approximately)**

Fitted shelving and hanging space to either side.

**Bedroom Two 14'2 x 6'6 (4.32m x 1.98m)**



Again a good-sized room with UPVC double glazed lead window with fitted shutters to the front elevation, radiator, coved and flat plastered ceiling, dado rail, laminate wood flooring, built-in wardrobe/cupboard.



**Bedroom Three 10'1 x 8' (3.07m x 2.44m)**



UPVC double glazed window with fitted shutters to the rear elevation, laminate wood flooring, coved to ceiling, fitted wardrobes to one wall, dado rail.

**Loft Room 12'1 x 9'9 (3.68m x 2.97m)**

Double glazed Velux window to the ceiling, power points, eaves storage cupboards.

### Shower Room



With obscure double-glazed window to the rear elevation, modern suite comprising of low-level flush wc, wash hand basin inset to vanity unit below, fully tiled shower with screening, chrome heated towel rail, complimentary ceramic tiling to the balance of walls and floor, extractor fan, coved and flat plastered ceiling.

## Exterior

### Rear Garden



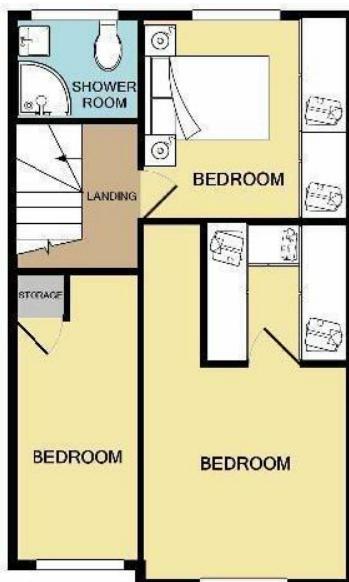
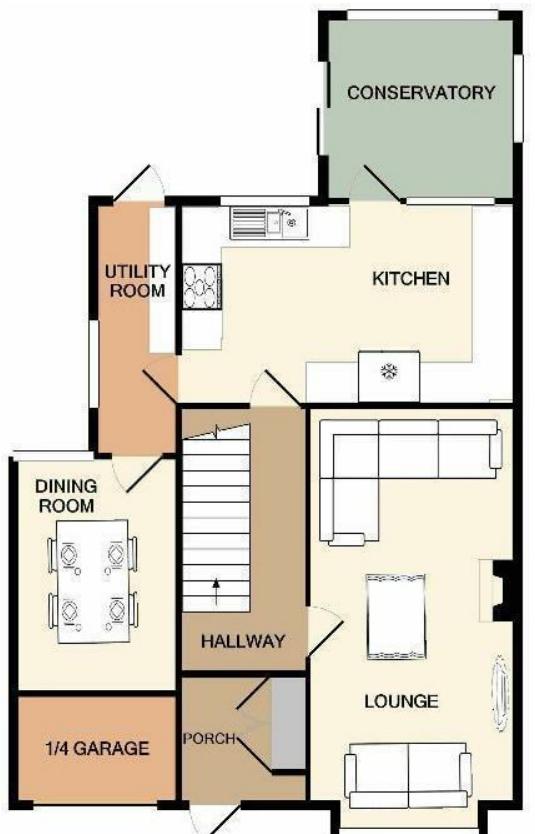
To the rear of the property extends a courtyard style garden being mainly paved to patio with raised brick edge borders with external light and external tap.

### Front Garden

Being mainly heavy shingle providing off-street parking for a minimum of three cars with a brick retaining wall.

### Garage

Storage only with power-assisted roller door.



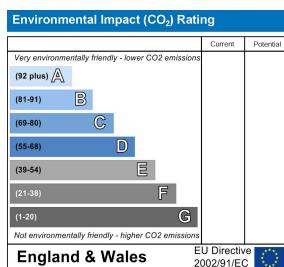
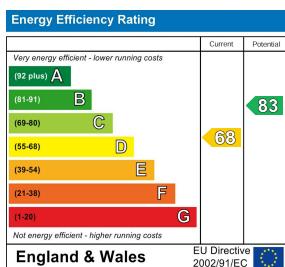
GROUND FLOOR  
APPROX. FLOOR  
AREA 760 SQ.FT.  
(70.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 577 SQ.FT.  
(53.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1338 SQ.FT. (124.3 SQ.M.)

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