

# Arnolds | Keys



**21 Chequers Close, Briston, NR24 2PW**

Price Guide £375,000

- DETACHED HOUSE IN POPULAR VILLAGE
- TWO BATHROOMS
- UTILITY ROOM
- SOUTH FACING GARDEN
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED

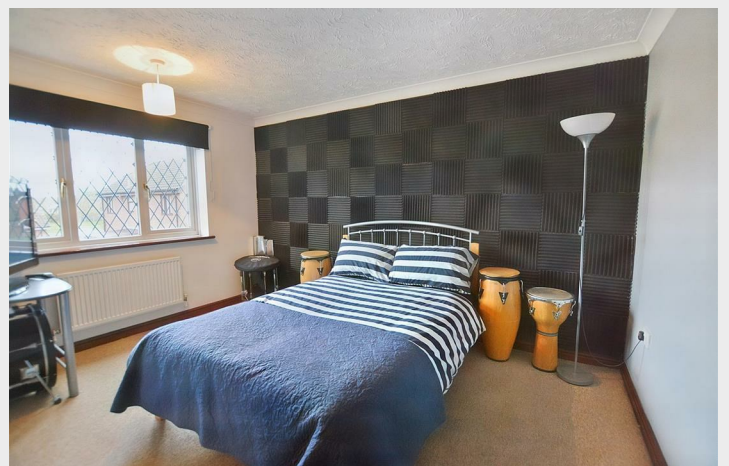
# 21 Chequers Close, Briston NR24 2PW

A beautifully maintained family home within a short walk to the village centre of Briston. The property is immaculately presented and boasts two good size reception rooms, four bedrooms, one with ensuite facilities and all with built in wardrobes. The accommodation has the benefit of full oil fired central heating and replacement UPVC sealed unit windows and doors.

Outside there is off road parking and an enclosed south facing garden with patio seating areas. A great family home in a popular village.



Council Tax Band: D



### **HALLWAY**

UPVC sealed unit door opening into the hallway. Carpet, ceiling light, radiator, stairs to first floor and doors to cloakroom and sitting room.

### **CLOAKROOM**

UPVC sealed unit port hole window to the front, low level WC, wall mounted vanity wash hand basin with storage cupboard beneath, radiator, ceiling light, carpet.

### **SITTING ROOM**

UPVC sealed unit window to the front, carpet, two wall light points and ceiling light, radiator, marble fire place with open fire, French doors opening into dining/family room.

### **DINING/FAMILY ROOM**

Large room with space for sofa and large table and chairs, laminate flooring, radiator, ceiling light, UPVC sealed unit window to the rear and sliding patio doors to garden. Opening to

### **KITCHEN**

A range of light wood base and drawer units, with rangemaster cooker, inset stainless steel sink, tiled splashbacks. Matching range of wall mounted units, radiator, UPVC sealed unit window and door to the garden. Laminate flooring, ceiling light. From the kitchen this leads to the

### **UTILITY ROOM**

Matching range of base and wall cupboards, provision for washing machine and tumble dryer and space for fridge/freezer. Ceiling light, laminate flooring. A door then leads to a storage room with window and door to the front.

### **LANDING**

Carpet, ceiling light, door to shelved cupboard, access to roof space.

### **BEDROOM ONE**

UPVC sealed unit window to the front, carpet, ceiling light, radiator. Double doors to built in wardrobe and door to

### **ENSUITE SHOWER ROOM**

UPVC sealed unit window to the front, low level WC, vanity wash hand basin and storage cupboard beneath, separate shower cubicle with tiled walls. Low level WC. Laminate flooring.

### **BEDROOM TWO**

UPVC sealed unit window to the rear, carpet, ceiling light, radiator, double mirrored doors to built in wardrobe.

### **BEDROOM THREE**

UPVC sealed unit window to the front, carpet, radiator, ceiling light. Double doors to built in wardrobe.

### **BEDROOM FOUR**

UPVC sealed unit window to the front, carpet, radiator, ceiling light, double doors to built in wardrobe.

### **FAMILY BATHROOM**

Three piece modern suite with panelled bath which has a mixer shower attachment over, pedestal wash hand basin, low level WC, Part tiled walls, UPVC sealed unit window to the rear, wall mounted heated towel rail. Laminate flooring, ceiling light.

### **OUTSIDE**

Open plan garden to the front with lawn area, driveway with off road parking, access from the side of the property leads round into the rear garden. The rear garden is south facing and has two patio seating areas, a summer house, outside tap and light, oil tank, lawn area and all fully enclosed by panel fencing.

### **AGENTS NOTE**

This property is Freehold, holds a council tax band D, has all mains electricity and water connected and mains drainage. It has oil fired central heating.



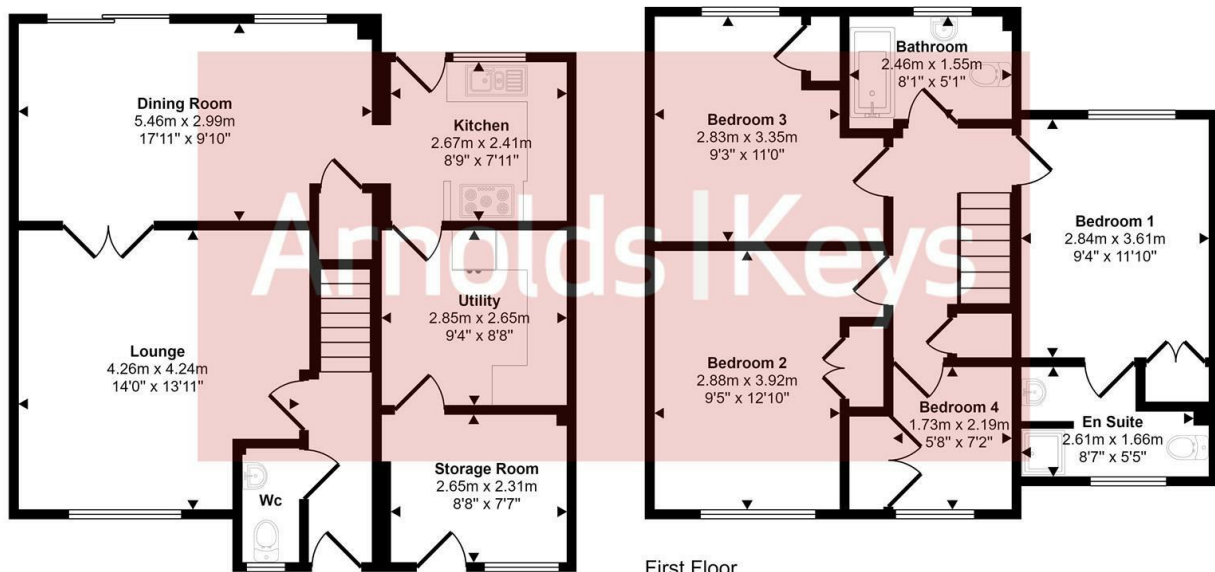
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>78</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	

Approx Gross Internal Area  
121 sq m / 1306 sq ft



Ground Floor  
Approx 64 sq m / 694 sq ft

First Floor  
Approx 57 sq m / 612 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

