



Cricketers Way, Benwick PE15 0UU

welcome to

Cricketers Way, Benwick

**** NO ONWARD CHAIN **** Village Location - FIVE Bedrooms - Two Bathrooms - Three Reception Rooms
15ft x 11ft Conservatory - Garage - Solar Panels - Viewing Recommended



Entrance Door

to

Lobby

Door to garage.

Entrance Hall

Radiator. Storage cupboard. Stairs leading off.

Cloakroom

Window to side. Radiator. Low level wc. Wash hand basin.

Lounge

18' x 11' 9" (5.49m x 3.58m)

French doors to conservatory. Electric feature fireplace with marble effect hearth and wood surround. Window to side. Two radiators. TV point.

Dining Room

12' 1" x 10' 1" (3.68m x 3.07m)

Window to rear. Radiator. Double doors to entrance hall.

Office/ Study

8' 2" x 6' 1" (2.49m x 1.85m)

Window to front. Radiator. Telephone point.

Kitchen

12' x 6' 9" (3.66m x 2.06m)

Window to rear. Single drainer sink with mixer taps. Tiled splashbacks to work surfaces. Plumbing for dishwasher. Integrated electric oven, microwave, ceramic hob and cooker hood above. Wall units with matching work surfaces and storage under.

Utility Room

6' 1" x 5' 5" (1.85m x 1.65m)

Window and door to side. Storage cupboards. Radiator. Plumbing for washing machine. Worktops.

Conservatory

15' 6" x 11' 3" (4.72m x 3.43m)

Brickbase, UPVC construction. Doors to side. Electric and air conditioning unit.

Stairs To First Floor Landing

Storage cupboard. Hot water tank. Loft access.

Bedroom One

21' 11" max x 13' 6" (6.68m max x 4.11m)

Dormer windows to front. Fitted storage cupboards. Window to side. Range of bedroom furniture. TV point.

En Suite

Skylight. Shaver point. Low level wc. Shower cubicle with electric shower. Vanity wash hand basin with mixer taps. Heated towel rail.

Bedroom Two

12' 2" x 11' 2" (3.71m x 3.40m)

Window to rear. Radiator. TV point.

Bedroom Three

11' 9" x 10' 7" (3.58m x 3.23m)

Two windows to rear. Radiator.

Bedroom Four

8' 8" x 7' 10" (2.64m x 2.39m)

Window to rear. Radiator. TV point.

Bedroom Five

7' 10" x 6' 5" (2.39m x 1.96m)

Window to front. Radiator.

Bathroom

Window to side. Heated towel rail. Tiled walls. Low level wc. P style bath with mixer taps. Vanity wash hand basin with storage under.

Outside

Front garden is blocked paved for multi vehicle parking. Drive to garage.

Garage:

(section one - 16ft 10ins x 9ft 1in) Up and over door. Window to side. Oil central heating boiler to rear. Electric and lighting laid on.

(section two - 10ft 7ins x 7ft 7ins) Storage area.

Rear garden is enclosed, patio area and laid to grass with mature trees and shrubs bordering.



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welcome to Cricketers Way, Benwick

- Detached House
- Five Bedrooms
- En Suite to Bedroom One
- Three Receptions
- 15ft x 11ft Conservatory
- Garage
- NO ONWARD CHAIN

Tenure: Freehold
EPC Rating: B

£395,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



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