

35 Queens Road | Street | BA16 0NQ

FREEHOLD

£335,000

## PROPERTY SUMMARY



This well presented, extended and spacious five bedroom family home situated close to the High Street has come to the market. The property comprises entrance hall, kitchen/diner, living room, conservatory, utility room, downstairs shower room, five bedrooms, en-suite to master, family bathroom, enclosed rear garden, and driveway parking for two vehicles. An early viewing is highly recommended.

### Entrance Hall

Stairs to first floor. Under stairs storage cupboard. Radiator. Doors leading to living room and kitchen/diner.

### Living Room

13'1 x 12'5 (3.99m x 3.78m)

Radiator. Feature fire place. UPVC double glazed window to front.

### Kitchen

19'1 x 9 (5.82m x 2.74m)

A range off wall, drawer and base units with work surface over. One and half integrated sink with drainer and mixer tap over. Tiling to splash. Integrated fridge/freezer. Integrated dish washer. Space for double oven. Under stairs storage cupboard. Radiator. UPVC double glazed window to rear. Door leading through to conservatory. Door leading to utility room.

### Conservatory

10 x 7'5 (3.05m x 2.26m)

Room for dining table and chairs. French doors leading on to patio.

### Utility Room

9'3 x 6'7 (2.82m x 2.01m)

Radiator. Space and plumbing for washing machine. Space for tumble dryer. Stainless steel sink with drainer and mixer tap over. UPVC double glazed window to rear. Door leading to rear garden. Door leading to inner hallway. Door leading to a downstairs shower room. Door to bedroom three.

### Shower Room

Low level WC. Wash hand basin. Extractor fan.

### Bedroom Three

15'11 x 7'10 (4.85m x 2.39m)

Radiator. UPVC double glazed window to front.



Semi-Detached House

Kitchen/Diner

Living Room

Utility Room

Conservatory

Downstairs Shower Room

Five Bedrooms

Enclosed Rear Garden

Off Road Parking

Gas Central Heating



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PROPERTY  
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### Landing

Airing cupboard. Doors leading to bedroom one, two, four and five and family bathroom.

### Bedroom One

18'6 x 12'3 (5.64m x 3.73m)

Radiator. UPVC double glazed window to front. Door leading to ensuite.

### Ensuite

Walk in shower. Low level WC. Wash hand basin. Tiling to splash. Radiator. Two UPVC double glazed obscured window to rear.

### Bedroom Two

13'5 x 9'10 (4.09m x 3.00m)

Radiator. UPVC double glazed window to front.

### Bedroom Four

11 x 8'8 (3.35m x 2.64m)

Radiator. UPVC double glazed window to rear.

### Bedroom Five

8'11 x 7'8 (2.72m x 2.34m)

Radiator. Built in cupboard. UPVC double glazed window to front.

### Family Bathroom

Tiled floor to ceiling. Low level WC. Pedestal wash hand basin and panelled bath. Radiator. Extractor fan. UPVC double glazed obscure window to rear.

### Rear Property

Laid to lawn enclosed with wooden fencing. Patio area perfect for entertaining. Various plants and trees. The property also benefits from leased solar panels providing lower energy costs.

### Front Of Property

Driveway providing off road parking for several cars.

### Disclaimer

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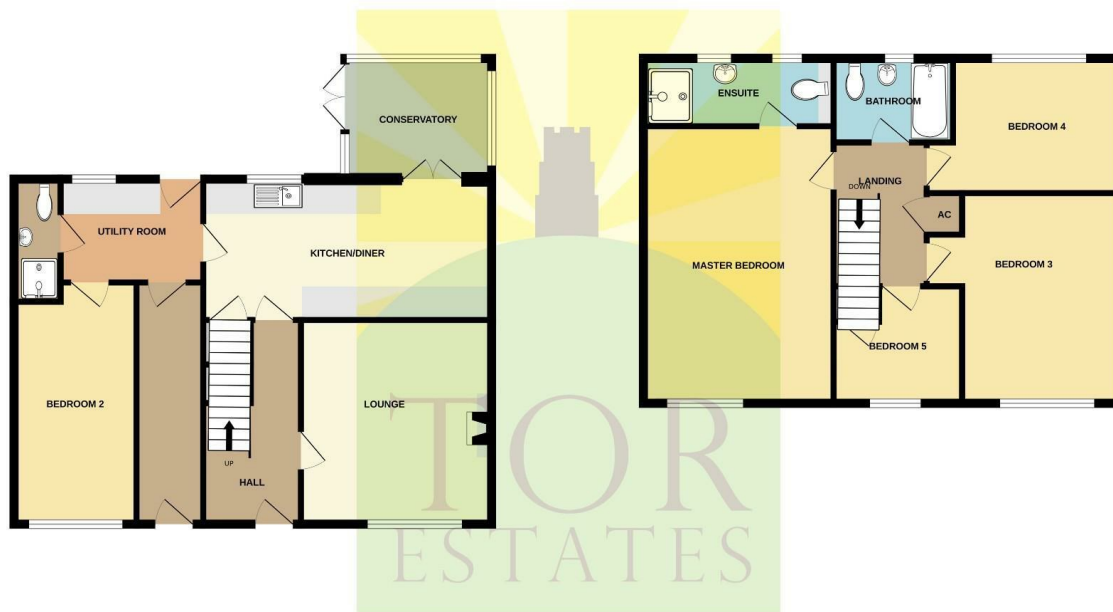
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	73
(55-68) <b>D</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		



