



Asking Price £335,000

A well presented family home in Peverell offering a lovely sized front and south facing rear garden plus a garage. The house is perfectly located close to local amenities, the A38 and links to the north of the city. The house would be ideal for a family due to its close proximity to local schools. On the ground floor is the living room to the front of the house with a lovely large bay window and a feature fireplace, sliding doors allow access into the dining room which has double doors leading out to the garden and again a feature fireplace. At the end of the hallway is the lovely large open kitchen/family room which is lovely and light due to the bi fold doors at the end of room. The kitchen has been fitted with a stylish range of navy units with attractive white worktops, while there are also further wall mounted units and some additional floor to ceiling units as well providing plenty of storage. There is a breakfast bar and as mentioned a great space at the end of the kitchen/family room for some tub chairs or a small sofa to sit and relax looking out to the garden. Under the stairs the owner has added a useful downstairs Wc. On the first floor there are 4 bedrooms with the main bedroom to the front enjoying a bay window, while there are two more double bedrooms and a good sized single bedroom. Also located on the first floor is the family bathroom which has been fitted with a gorgeous 4 piece white suite comprising of a Wc, wash hand basin, bath and a separate walk in shower cubicle. Externally as mentioned there is a lovely long front garden with a gravelled path leading to the front door while the rest is a grassed area. While to the rear there is a southerly aspect low maintenance garden consisting of a patio area and an access door to the garage. The garage is perfect for storage or providing off road parking. A rear gate from the garden leads out to a lane.

Outland Road, Peverell, PL2 3NZ

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ENTRANCE HALLWAY

GROUND FLOOR

CLOAKROOM

LIVING ROOM
13'9" x 16'8" (4.19m x 5.08m)

DINING ROOM
11'8" x 13'3" (3.56m x 4.04m)

KITCHEN/FAMILY ROOM
11'0" x 22'0" (3.36m x 6.71m)

FIRST FLOOR

BEDROOM 1
11'9" x 16'9" (3.58m x 5.11m)

BEDROOM 2
13'3" x 11'9" (3.58m x 4.04m)

BEDROOM 3
11'2" x 14'8" Max (3.40m x 4.47m Max0)

BEDROOM 4
6'0" x 10'9" (1.83m x 3.85m)

FAMILY BATHROOM

OUTSIDE

To the rear of the property is a low maintenance, level south facing garden with a patio and access to the garage.

GARAGE

Off street parking is provided via a garage at the rear of the property.

VIEWING ARRANGEMENTS

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		81
(81-91)	B		
(69-80)	C		
(56-68)	D	62	
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

GROUND FLOOR
732 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1,429 sq.ft. (133.7 sq.m.) approx.
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