



Asking Price £330,000

A stunning three-bedroom semi-detached family home, located in the highly sought-after area of Shirburn Road, Egguckland. This beautiful property offers generous living accommodation spread over two floors, along with driveway parking, a garage, and a truly impressive rear garden. On the ground floor, the accommodation comprises an entrance porch and hallway, a dining room, a well-appointed kitchen, and a generous lounge. The lounge boasts a large window that frames wonderful views over the rear garden. The lower ground floor features three well-sized bedrooms, a modern fitted bathroom, and a side garden/utility room, offering additional convenience. This floor also includes two large and accessible cellar rooms, providing excellent storage space. The property benefits from double glazing and gas central heating throughout. Externally, a paved driveway to the front leads to the garage and the front entrance, with side access to the substantial and mature rear garden—a true highlight of the home that must be seen to be fully appreciated.

Shirburn Road, Eggbuckland, PL6 5PQ

Accommodation Comprises

Lower Ground Floor

Hall

Bathroom 2.63m (8`8") x 1.60m (5`3")

Bedroom 3 2.63m (8`8") x 2.61m (8`7")

Bedroom 1 4.66m (15`3") x 3.08m (10`1")

Bedroom 3 3.10m (10`2") x 2.73m (9`)

Cellar 4.70m (15`5") x 2.43m (8`)

Store

Ground Floor

Entrance Hall

Porch

Lounge 4.97m (16`4") x 4.66m (15`4")

Kitchen 3.72m (12`2") x 2.42m (7`11")

Dining Room 3.31m (10`10") x 2.72m (8`11")

Outside

Garage 4.70m (15`5") x 2.43m (8`)

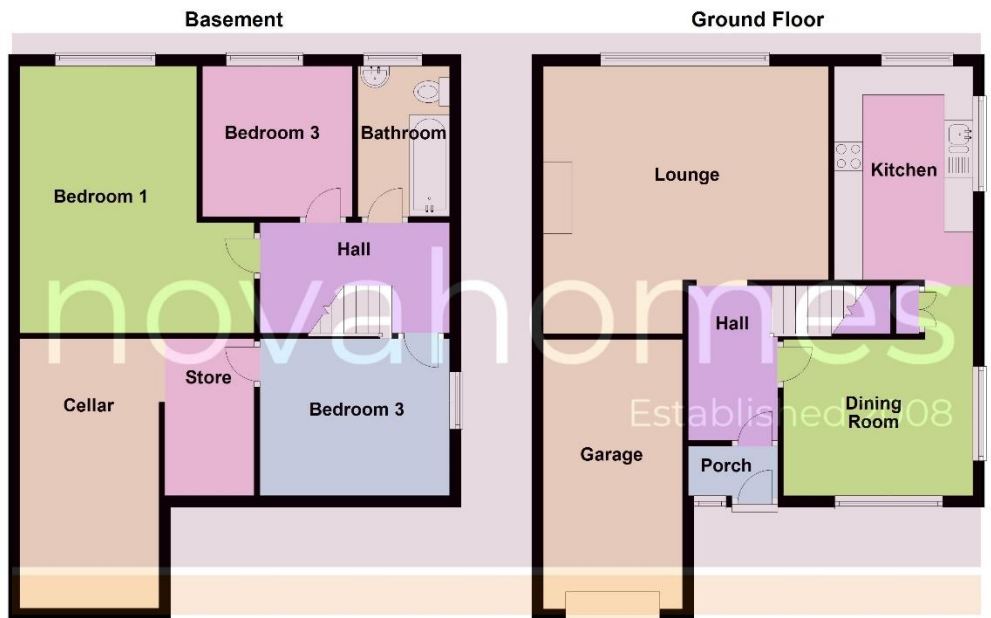
Up and over door.

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.







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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

