



**WOODBANK, DEEPING ST NICHOLAS, PE11 3EL**  
**£465,500 FREEHOLD**

IMPRESSIVELY POSITIONED WITHIN THIS SMALL DEVELOPMENT LIES THIS FAMILY HOME, WITH GENEROUS LIVING ACCOMMODATION PROVIDED WITH THREE SPACIOUS RECEPTION ROOMS, AND ALL LINKED GIVING AN OPEN PLAN AND COMFORTABLE FEEL. GARDENS TO FILL YOU WITH ENVY, IMMACULATELY TENDED TO AND ESTABLISHED OVER THE YEARS.

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Impressively positioned within this small development lies this four-bedroom family home, with generous living accommodation provided with three spacious reception rooms, and all linked giving a open plan and comfortable feel. Gardens to fill you with envy, immaculately tended too and established over the years, generous in size and offering a southerly facing aspect. A true family home to enjoy and love, much as the current owners have but now ready for its next chapter.

#### ACCOMMODATION

##### ENTRANCE HALL

14'9 x 8'3 maximum L-Shaped  
A lovely welcoming space with wood effect flooring, radiator, power points, feature frosted window, stairs to first floor accommodation

##### CLOAKROOM

With frosted UPVC window to front aspect, two piece suite with wc, and wash hand basin, radiator, wood effect flooring, extractor fan

##### SITTING ROOM

21'8 x 11'10 a lovely spacious front to back room linked with the dining room via an archway, and also opening into the garden room, making a lovely spacious open living arrangement, with UPVC window box bay window to the front aspect, power points, TV point, wall light points, contemporary gas fire used by remote control, patio doors open out to;

##### GARDEN ROOM

13'6 x 12'6 a lovely light room overlooking the immaculately tended gardens, a perfect afternoon spot to sit and relax, of brick and UPVC construction, power points, tiled flooring UPVC French Doors opening out to the rear garden and patio area

##### DINING ROOM

13'8 x 11'4 a bright and generous room overlooking the rear gardens and linked with the sitting room, with UPVC bow window to rear aspect, power points, radiator

##### KITCHEN BREAKFAST ROOM

13'7 x 10'8 a modern kitchen space, positioned adjacent to the dining room, with UPVC window to rear aspect, a range of modern wall and base level storage units with contrasting work surface, stainless steel sink unit with mixer tap, space for range cooker with curved extractor hood over, integrated dishwasher, integrated fridge/freezer, cupboard underlighting, tiled flooring power points, radiator, plastered ceiling, ceiling spotlights, door to;

##### UTILITY ROOM

10'3 x 7'3 with UPVC window to side aspect, a range of refitted wall and base level storage units stainless steel sink unit with mixer tap, space for washing machine, space for tumble dryer/freezer, tiled flooring, power points, plastered ceiling, ceiling spotlights, door to;

##### DOUBLE GARAGE

17' X 17'10 with twin up and over doors, power and light connected, access to loft space, window to front aspect

##### LANDING

12'9 x 10'9 maximum, a light and spacious landing area, with UPVC overlooking the front aspect, radiator, power points, airing cupboard with linen shelving

##### BEDROOM ONE

13'11 x 11'11 with UPVC window to rear aspect, a triple fitted wardrobe with hanging rail and shelving space and full length mirrored doors, radiator, power points, telephone TV point, door to;

##### EN-SUITE

With frosted UPVC window to front aspect, fitted suite with shower cubicle and rainfall shower over and hand shower attachment, wall mounted wash hand basin, close coupled wc, wood effect flooring, heated towel rail, ceiling spotlights

##### BEDROOM TWO

13'8 x 10'8 with UPVC window to rear aspect, power points, telephone point, radiator, wood effect flooring, access to loft space

##### BEDROOM THREE

10'9 x 11'4 with UPVC window to rear aspect, radiator, power points, wood effect flooring

##### BEDROOM FOUR

8'5 x 7'5 with UPVC window to front aspect, power point, telephone point, wood effect flooring, radiator

##### FAMILY BATHROOM

With frosted UPVC window to side aspect, a modern suite wash hand basin, close couple wc, oval shaped sunken bath, full height wall tiling, tiled flooring, heated towel rail

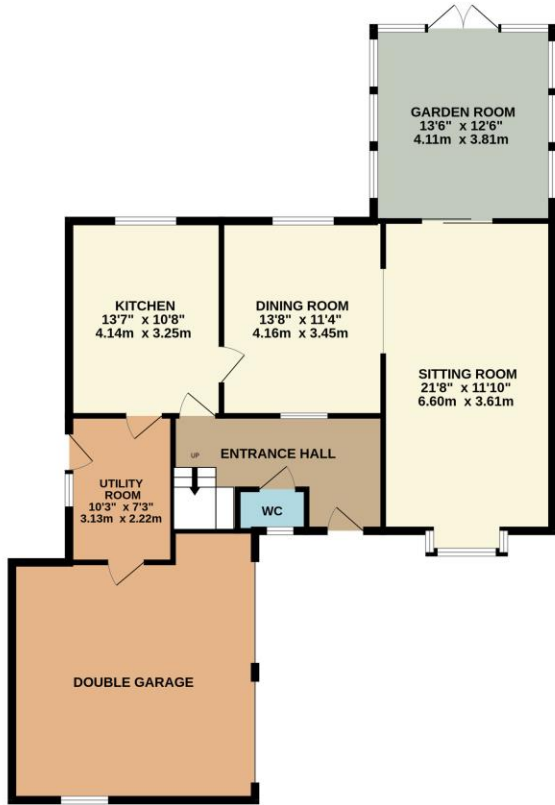
##### OUTSIDE

With curved lawns and manicured beds and borders this home stands impressively within this sought after and small development, with the double width driveway leading to the double garage. The rear garden, equally impressive, mainly laid to lawn with a variety of well stocked and planted curved borders, a range of fruit trees, and mature bushes and trees, make an excellent outdoor space, combined with the southerly facing rear aspect this space offers, just perfect whether it be for long summer family play days, entertaining friends for barbecues, or those with a keen hand and eye for gardening.

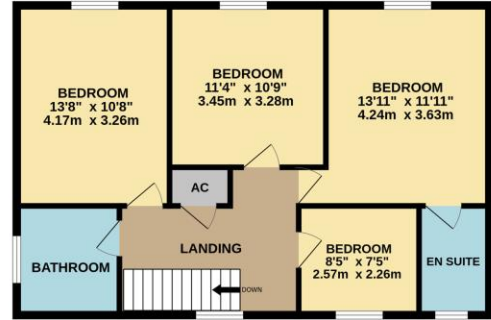




GROUND FLOOR  
1222 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1939 sq.ft. (180.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	(92+)		82
B	(81-91)		
C	(69-80)		
D	(55-68)	70	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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