



NEW ROAD, DEEPING ST NICHOLAS, PE11 3DU
£325,000 FREEHOLD

An attractive modern four-bedroom family home enjoying views over open greens to the rear and just a few minutes from countryside walks. An individual build with a lovely flow, with a bright sitting room, separate dining/family room, underfloor heating to the ground floor, generous parking.

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Set behind a low brick wall with pillared entrance you cross the generous driveway, under the canopy storm porch with modern composite entrance door through to:

ENTRANCE HALL

A warm and inviting entrance hall with stairs to the first-floor accommodation, handy under stairs storage with wood effect flooring and underfloor heating.

CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, tiled flooring, extractor fan and underfloor heating.

SITTING ROOM

15'3 x 14'9 (max) with a lovely bright box bay window to the rear aspect with UPVC French doors onto the rear gardens, power points, TV point and underfloor heating.

DINING/FAMILY ROOM

11'1 x 9'6 a versatile and light space with UPVC bay window to the front aspect, power points and underfloor heating.

KITCHEN/BREAKFAST

10'8 x 9'6 an attractive room with UPVC window to the rear aspect, comprising a range of modern base and eye level storage units, incorporating roll edge work surface with 1 ¼ sink inset and mixer tap over, integrated oven and four ring hob with stainless steel extractor fan over, integrated microwave oven and fridge/freezer, power points, tiled flooring and underfloor heating.

UTILITY ROOM

5'11 x 5'2 with part glazed UPVC door to the side aspect, comprising base and eye level storage units, roll edge work surface with stainless steel sink inset, plumbing and space for washing machine, space for tumble dryer, wall mounted boiler, tiled flooring and underfloor heating.

LANDING

With loft access, loft ladder and partly boarded, power points and recessed airing cupboard.

BEDROOM

15'7 (max)12'8 (min) x 9'11 a lovely room with UPVC window to the front aspect, recessed double wardrobe with hanging rails, decorative part panel wall, power points, radiator and recessed storage cupboard with shelving.

EN SUITE

With frosted UPVC window to the front aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and double shower, tiled splashbacks radiator and tiled flooring.

BEDROOM

12'4 x 8'7 with UPVC window to the rear aspect, recessed double wardrobe with hanging rails, radiator and power points.

BEDROOM

9'1 x 7'5 with UPVC window to the rear aspect, radiator, power points and wood effect flooring.

BEDROOM

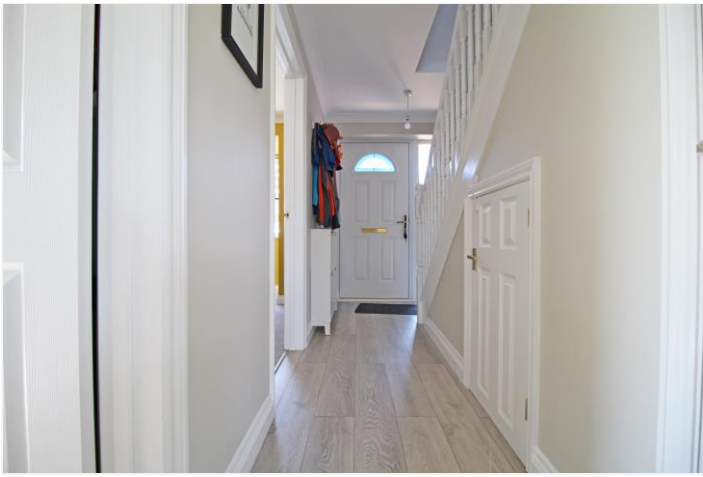
9' x 8'8 with UPVC window to the rear aspect, radiator, power points and decorative part panel wall.

BATHROOM

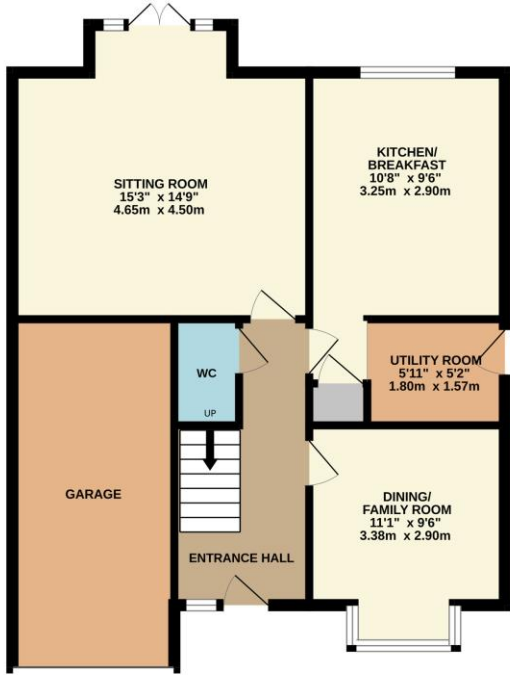
With frosted UPVC window to the side aspect, comprising a modern four-piece suite, low level WC, wash hand basin, panel bath and corner shower cubicle with power shower over, tiled splashbacks, chrome heated towel rail, extractor fan and tiled flooring.

OUTSIDE

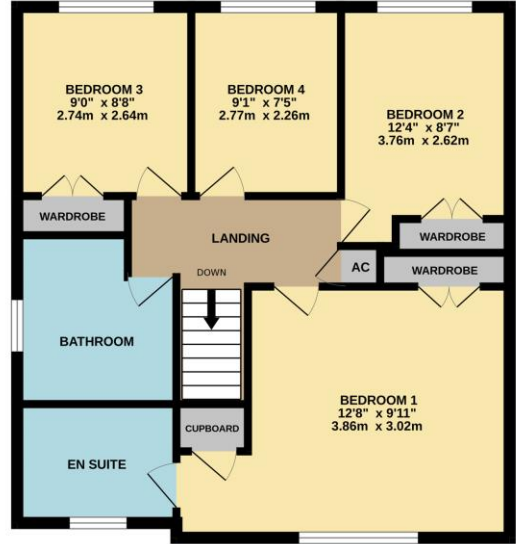
A great location, non-estate and just a few minutes from open countryside, an individual plot enjoying views over open greens to the rear, the frontage is partially enclosed by low brick wall opening onto a generous block paved driveway leading to a SINGLE GARAGE with up and over door with power and light connected. Gated access to the rear gardens which are enclosed by panel fencing with raised patio seating leading onto lawns with second rear patio area.



GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



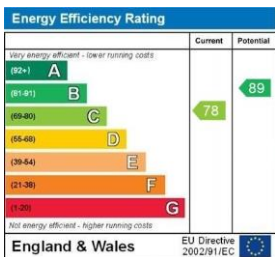
1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 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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