



STARSMORE FIELDS, BASTON, PE6 9AZ
£287,000 FREEHOLD

AN IMMACULATELY PRESENTED MODERN TWO-BEDROOM DETACHED BUNGALOW ON A WONDERFUL CORNER PLOT ENJOYING SOUTHERLY FACING PRIVATE REAR GARDENS. LOCATED WITHIN THE ONLY OVER 55 DEVELOPMENT IN THE EVER-POPULAR VILLAGE OF BASTON. SOLD WITH THE ADVANTAGE OF NO UPWARD CHAIN.

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Nestled toward the end of this popular development close to open fields and set on a lovely corner plot, you approach the attractive stone façade, under the canopy storm porch with part glazed entrance door opening through to:

ENTRANCE HALL

A bright and inviting entrance hall with UPVC window to the side aspect, finished with attractive tiled flooring, recessed boiler cupboard housing wall mounted boiler, further recessed storage cupboard, radiator, power points and loft access.

KITCHEN DINING

14'2 x 11'9 a wonderful room, beautifully appointed and light with UPVC window to the front aspect and UPVC French doors on to the rear gardens, comprising a range of modern base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and mixer tap over, integrated oven and four ring hob with stainless steel extractor fan over, integrated fridge and freezer, integrated washing machine, radiator, power points and finished with tiled flooring.

BEDROOM

10'2 x 11'5 a lovely double bedroom

with UPVC window to the front aspect, with fitted double wardrobe with hanging rails, radiator and power points.

BEDROOM

9' (min) x 10'2 another double bedroom with UPVC window to the side aspect, fitted double storage cupboard with sliding doors, radiator and power points.

SHOWER ROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and double shower cubicle with shower over, tiled splash backs, tiled flooring, chrome heated towel rail and extractor fan.

SITTING ROOM

10'5 (min) 12'5 (max) x 14'1 an attractive living space, bright and airy with UPVC window to the side aspect and UPVC French doors onto the rear gardens, radiator, power points and TV point.

OUTSIDE

Superbly positioned on a corner plot with wrap around front and side garden with neat lawns and attractive hedging, driveway to the side offering off road parking. Gated side leads to the rear

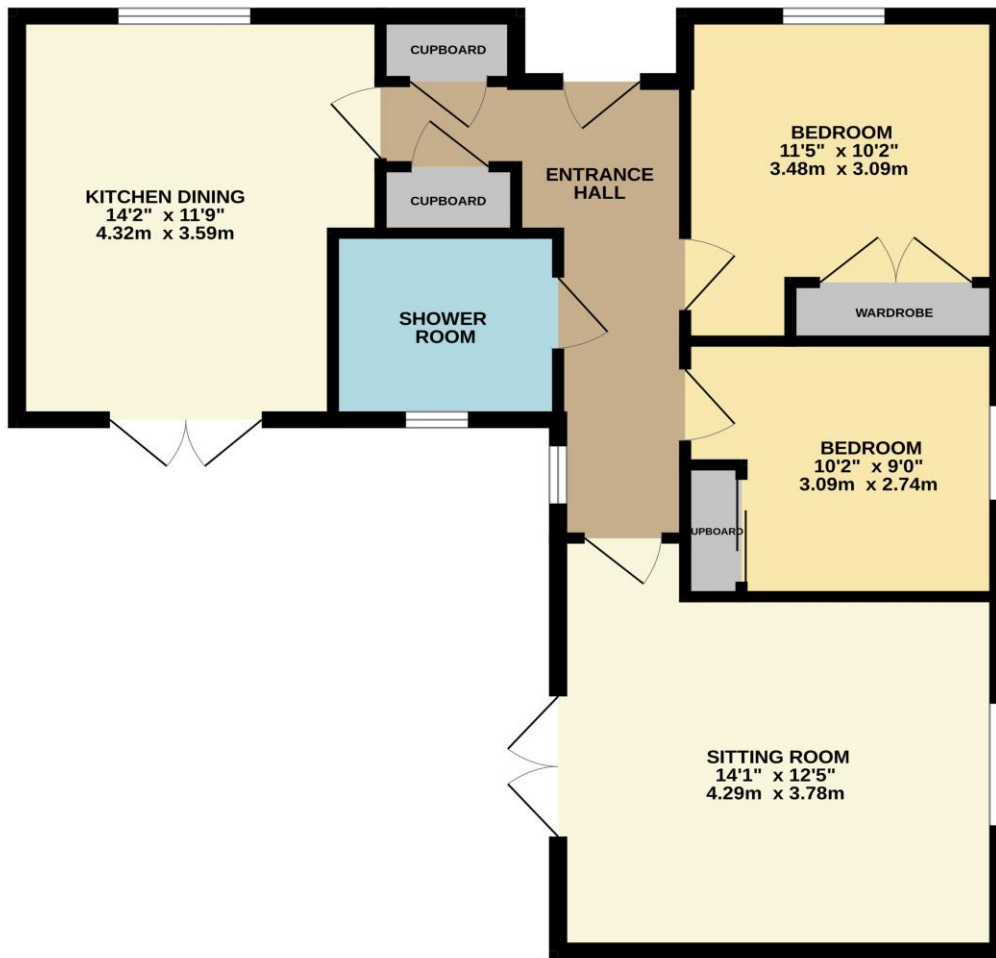
gardens which enjoy a southerly aspect and a good degree of privacy, enclosed by panel fencing with neat lawns and patio seating area with shrubs and flora.

NOTE

The property is freehold and comes under a maintenance charge of around £537 per annum covering the roadways, and green spaces.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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
100% energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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