



FRASER CLOSE, DEEPING ST JAMES, PE6 8QL
£315,000 FREEHOLD

A much improved and well-presented detached family home, set along a popular roadway a few minutes' walk from Jubilee Park and local amenities. Reconfigured to maximise the living space, with four bedrooms generous parking and sold with the advantage of no upward chain.

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A few minutes from Jubilee Park and local amenities. You cross the attractive fully block paved frontage and up to the neat façade, with UPVC entrance door opening through to:

ENTRANCE HALL

A bright and inviting reception greets you, with stairs to the first-floor accommodation, radiator and power points.

CLOAKROOM

with frosted UPVC window to the side aspect, comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, modern vertical radiator and tiled flooring.

SITTING ROOM

16' x 11'9 a light and sitting room with UPVC window to the front aspect, radiator, power points, TV point and modern wood effect flooring with double doors opening through to:

KITCHEN DINING

18'2 x 12'9 a great space for the family to gather recently opened up and reconfigured to maximise the living space with UPVC window to the rear aspect and UPVC French doors onto the westerly facing rear gardens, further part glazed UPVC door to the side, comprising a range of refitted modern base and eye level storage units incorporating straight edge work surface with sink inset and mixer tap over, integrated double oven and four ring hob with extractor fan over fridge/freezer space, plumbing and space for washing machine, plumbing and space

for dishwasher, ceiling spotlights, dual radiators, power points and tiled effect flooring.

LANDING

With UPVC window to the side aspect, recessed airing cupboard with radiator and shelving, loft access.

BEDROOM

10'3 x 9'2 (L shape) a light bedroom with UPVC box bay window to the front aspect, radiator and power points.

BEDROOM

13'5 x 8'8 a good double bedroom with UPVC window to the front aspect, radiator, power points and fitted double wardrobe with hanging rails.

BEDROOM

12'11 x 8'8 another double bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM

9'1 x 7'5 (min) 9'2 (max) with UPVC window to the rear aspect, radiator and power points.

BATHROOM

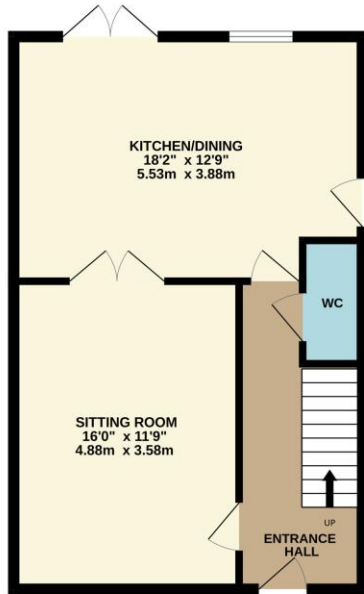
With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit with storage and panel bath with shower over, tiled splash backs, chrome heated towel rail and wood effect flooring.

OUTSIDE

The attractive frontage has been fully blocked with a grey brick finish, offering extended off-road parking and continuing along the side of the property to a detached SINGLE GARAGE with electric remote up and over door, power and light connected. The rear gardens enjoy a westerly aspect and are enclosed by panel fencing, mainly laid to lawn with grey brick block paved patio seating area, space for a timber shed.



GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.5 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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