



**HEREWARD WAY, DEEPING ST JAMES, PE6 8QA**  
**£325,000 FREEHOLD**

An attractive and well-proportioned family home, beautifully presented with a versatile layout, up to four bedrooms. Enjoying southerly facing rear gardens, ample parking and single garage. Greatly improved over recent years and ready for the next chapter.

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## ACCOMMODATION

Across the extended driveway and up to the attractive chalet façade with UPVC entrance door opening through to:

### ENTRANCE HALL

An elegant and inviting reception greets you, with side stairs to the first-floor accommodation, recessed storage cupboard housing wall mounted combi boiler (installed 2018 and latest serviced 2025) radiator, power points and ceiling spotlights.

### SHOWER ROOM

With frosted UPVC window to the front aspect, comprising an attractive modern three-piece suite refitted in May 2022, comprising low level WC, wash hand basin set in vanity unit and oversize shower cubicle with glass door, ½ tiled walls, tiled effect flooring, tall chrome heated towel rail and extractor fan.

### SITTING ROOM

20'6 x 12'9 (max) 9'8 (min) a beautiful reception room, with wonderful natural light, with UPVC tilt and turn door to the front aspect with privacy film and picture UPVC window to the front with privacy film, further obscured UPVC window to the side, dual radiators, power points, TV point, BT point and walk in under stairs storage cupboard.

### KITCHEN

10'3 x 9'7 with UPVC window to the rear aspect, and part glazed UPVC door to the side, comprising a range of solid wood fronted base and eye level storage units, incorporating work surface with 1 ¼ sink inset and mixer tap over, cooker space, integrated Meile fridge and freezer, plumbing and space for washing machine, plumbing and space for dishwasher, chrome heated towel rail and power points.

### DINING ROOM

9'9 x 9'7 a versatile room, light and airy, with UPVC French doors opening onto the southerly facing rear gardens, radiator and power points.

### BEDROOM/HOME OFFICE

11'8 x 8'6 (excluding wardrobes) another versatile space, a ground floor bedroom or home office with UPVC window to the rear aspect with privacy film, recessed double wardrobe with hanging rails, radiator, BT point and power points.

### LANDING

With loft access (mostly boarded with LED lighting) recessed airing cupboard with radiator and shelving.

### BEDROOM

9'1 x 9'7 a bright room with UPVC window to the rear aspect with privacy film, radiator, power points, eaves storage with hanging rails.

### BATHROOM

With frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, pedestal wash hand basin and panel bath with telephone style shower taps over, chrome heated towel rail and extractor fan.

### BEDROOM

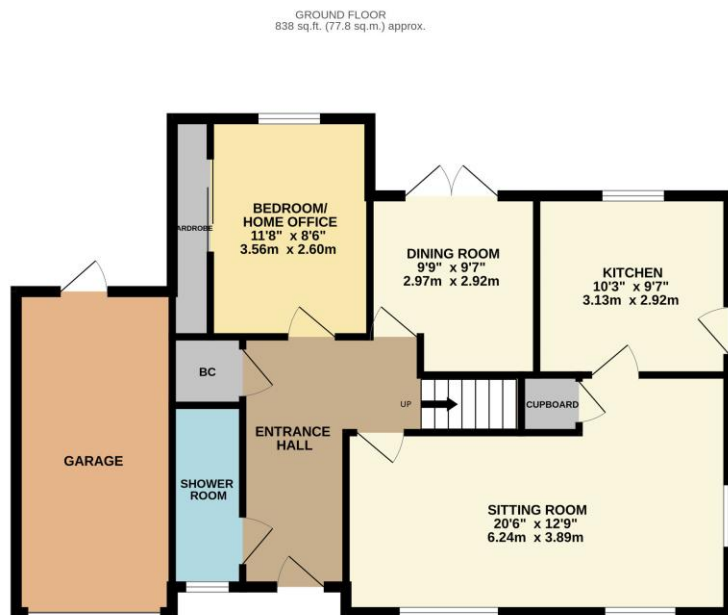
14'11 x 9'8 a lovely light room with dual UPVC windows to the front aspect with privacy glass, recessed eaves storage, radiator and power points.

### OUTSIDE

Set along a popular causeway a short stroll to local amenities including the local post office and Pharmacy, the wide-open frontage is laid to neat lawn with extended off road parking for at least two vehicles leading to a SINGLE GARAGE with up and over door power and light connected, outside water tap and pedestrian door to the rear. Gated side access leads to the rear gardens which enjoy a southerly aspect, enclosed by panel fencing and trellis with concrete patio seating area and steps up to wide lawn with shrub boarders, sectional shed and swing seat, with outside power points, lighting and second outside water tap.





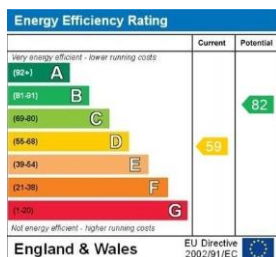


TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.

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