



**CAMPION DRIVE, DEEPING ST JAMES, PE6 8TB**

**£345,000 FREEHOLD**

A delightful, detached family home, well located for local schools and a few minutes from open fields to walk the dog. With double garage and double width parking, four bedrooms, bathroom, en suite and two receptions, sold with the advantage of no upward chain

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Located toward the end of a popular causeway, close to open fields and dog walks, the property is superbly located for family life. Cross the double width block paved driveway and under the canopy storm porch with part glazed entrance door opening through to:

#### **ENTRANCE HALL**

An inviting reception greets you with side stairs to the first-floor accommodation, radiator, power points and handy under stairs storage.

#### **CLOAKROOM**

With frosted UPVC window to the front aspect, comprising a two-piece suite, low level WC and wash hand basin, radiator and tiled splash backs.

#### **SITTING ROOM**

16'4 x 11'5 a bright sitting room with UPVC bay window to the front aspect, feature fireplace with electric fire, radiator, power points and TV point, double doors opening through to:

#### **DINING ROOM**

12'4 x 9'1 a versatile room with sliding patio doors onto the rear gardens, radiator and power points.

#### **KITCHEN**

13'8 x 8'3 a long light kitchen with dual UPVC windows to the side aspect, and part glazed door to the rear, comprising a range of base and eye level storage units incorporating roll edge work surface with ceramic sink inset and mixer tap over,

integrated double oven and four ring gas hob with extractor over, fridge space, freezer space, radiator, power points and tiled flooring.

#### **LANDING**

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

#### **BEDROOM**

10'3 x 8'7 a bright room with dual aspect UPVC windows to the front and side aspects, radiator, power points and TV point.

#### **BEDROOM**

9' x 13'2 a good double bedroom with UPVC window to the front aspect, radiator and power points.

#### **EN SUITE**

With frosted UPVC window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin and shower cubicle with shower over, tiled splash backs, extractor fan and shaver point.

#### **BEDROOM**

9' x 11'5 another double bedroom with UPVC window to the rear aspect, radiator and power points.

#### **BEDROOM**

8'6 x 6'5 another light room with dual aspect UPVC windows to the rear and side aspect, radiator and power points.

#### **BATHROOM**

With frosted UPVC window to the side

aspect, comprising a three-piece suite, low level WC, wash hand basin and panel bath with shower taps over, tiled splash backs and radiator.

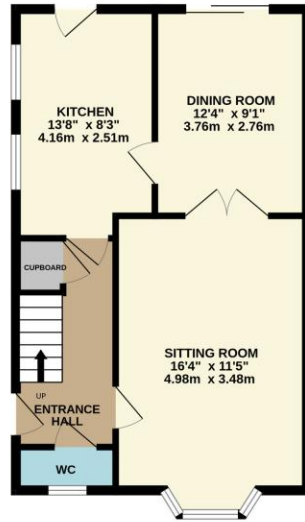
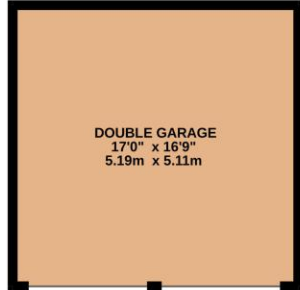
#### **OUTSIDE**

Well located within easy distance of local schools and open fields for dog walking, the frontage is open with a small lawn area and shrub beds the double width block paved driveway offers parking for three to four vehicles and leads to a detached DOUBLE GARAGE 17' x 16'9 with twin up and over doors, power and light connected and eaves storage. Gated side access to the rear gardens which are enclosed by fencing, mainly laid to lawn with extended patio seating area, shrub borders and space for timber shed.

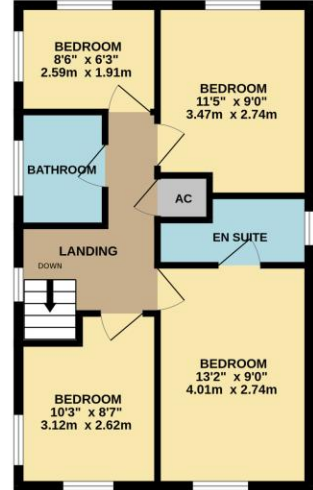




GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



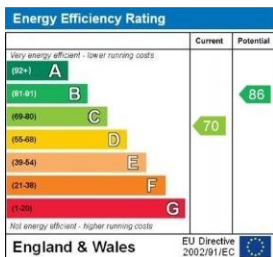
1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 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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