



**THACKERS WAY, DEEPING ST JAMES, PE6 8HP**  
**£285,000 FREEHOLD**

A deceptively spacious four-bedroom family home located along this highly sought after roadway. Versatile accommodation is provided with three generous reception rooms, along with a kitchen opening through to the breakfast area. This home is sold with the added advantage of no chain.

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## ACCOMMODATION

With UPVC entrance door to;

### ENTRANCE HALL

A lovely welcoming space, with built in storage cupboard, tiled flooring, radiator, power points

### CLOAKROOM

With frosted UPVC window to side aspect, tiled flooring, low level wc, wash hand basin set in vanity storage unit

### SITTING ROOM

10'9 x 17'3 with UPVC window to front aspect, coal effect gas fireplace set in feature surround, telephone point, TV point, power points, wall light points, radiator, UPVC sliding patio doors to garden

### KITCHEN BREAKFAST ROOM

14'8 maximum x 17'3 with UPVC window to front aspect, fitted with a range of modern wall and base level storage units with contrasting work surface over, integrated electric oven and hob with extractor hood over, integrated dishwasher, integrated fridge and freezer, space for washing machine, power points, inset ceramic sink with swan neck mixer tap, tiled splashback, space for breakfast table, stairs to first floor accommodation, UPVC door to garden

### DINING ROOM

8' x 13'3 with UPVC window to side and rear aspect, wood effect flooring, radiator, power points

### SNUG / STUDY

8'1 x 12'5 with UPVC window to front aspect, wood effect flooring, radiator, power points

### BEDROOM ONE

9'2 x 11'8 with UPVC window to rear aspect, radiator, power points, plastered ceiling

### BEDROOM TWO

9'3 x 11'1 with UPVC window to rear aspect, radiator, power points, built in over stairs storage cupboard housing hot water tank

### BEDROOM THREE

8'11 x 7'10 with UPVC window to front aspect, radiator, power points, plastered ceiling

### BEDROOM FOUR

8'4 x 7'10 with UPVC window to front aspect, radiator power points

### BATHROOM

With frosted UPVC window to front aspect, a modern fitted suite with bath with shower over, concealed WC, pedestal wash hand basin, tiled flooring, full height wall tiling, heated towel rail, ceiling spotlights, plastered ceiling

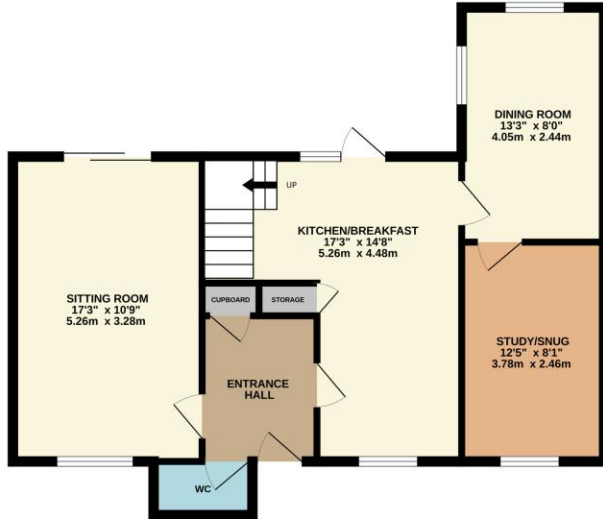
### OUTSIDE

The front of the property is open plan with double width driveway providing off road parking, lawned area with some bushes and shrubs, side gated access. The rear of the

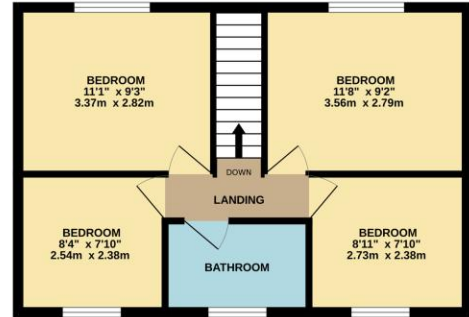
property is enclosed by timber panelled fencing to side and rear aspect, mainly laid to lawn with a variety of shrubs and bushes, patio seating area



GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



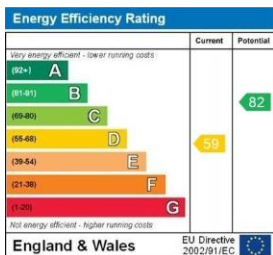
1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 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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