



BURCHNALL CLOSE, DEEPING ST JAMES, PE6 8QJ
£399,995 FREEHOLD

An established extended detached family home on a wonderful corner plot, enjoying southerly facing rear gardens and views toward Jubilee Park from the first floor, well-presented throughout with reconfigured living spaces centred around the kitchen day room, five bedrooms the main with en suite.

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Set on a lovely corner plot, minutes from the local Jubilee Park, you cross the double width driveway and under the canopy storm porch with UPVC entrance door opening through to:

ENTRANCE HALL

A warm and inviting entrance hall, with oak stairs to the first-floor accommodation, finished with warm dark wood effect flooring, handy downstairs store area, radiator and pedestrian door to the garage.

CLOAKROOM

With frosted UPVC window to the front aspect, comprising a modern refitted two-piece suite, low level WC and wash hand basin set in vanity unit, ½ tiled walls, radiator and modern wood effect flooring.

SITTING ROOM

16'3 x 13'8 a bright sitting room with UPVC bow window to the front aspect, radiator, power points and TV point, double doors open through to:

DINING ROOM

10'10 x 11' a great reception room with sliding UPVC doors through to the garden room, radiator and power points.

GARDEN ROOM

11'1 x 10'9 with UPVC French doors onto the southerly facing rear gardens, finished with tiled flooring, power points and TV point.

KITCHEN DAY ROOM

17'1 x 13'7 a fantastic space for the family

to gather, light and airy with UPVC French doors onto the southerly facing rear gardens, and further UPVC window to the rear. Reconfigured and extended, comprising a range of modern refitted base and eye level storage units, incorporating solid wood work surface with stainless steel 1 ¼ sink inset, integrated stainless steel double oven, 900 induction hob with extractor fan over and bespoke splashback, plumbing and space for dishwasher and plumbing and space for washing machine, central island unit with breakfast bar, modern radiator, power points, ceiling spotlights and wood effect flooring.

LANDING

With recessed airing cupboard and loft access.

BEDROOM

10'7 (max) x 15'5 (excluding wardrobes) a great main bedroom with dual UPVC windows to the rear aspect, bespoke twin double wardrobes with sliding doors, radiator, power points and TV point

EN SUITE

Comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and shower cubicle, chrome heated towel rail, fully tiled walls, tiled flooring and extractor fan.

BEDROOM

11'2 x 11' (min) 12' 9 (max) with UPVC window to the front aspect, built in double wardrobe with sliding doors, radiator and power points

BEDROOM

10'9 x 8'9 (min) 11' (max) with UPVC window to the rear aspect, with views toward Jubilee Park, 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 under and tiled panel bath with shower over and glass screen, fully tiled walls and wood effect flooring.

BEDROOM

13' x 7'1 with UPVC window to the front aspect radiator and power points.

BEDROOM

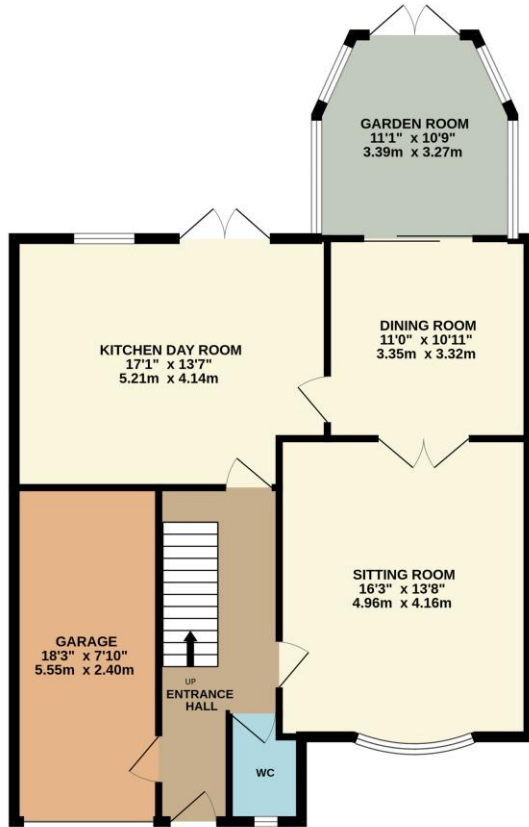
8'11 x 7' with UPVC window to the front aspect, radiator and power points.

OUTSIDE

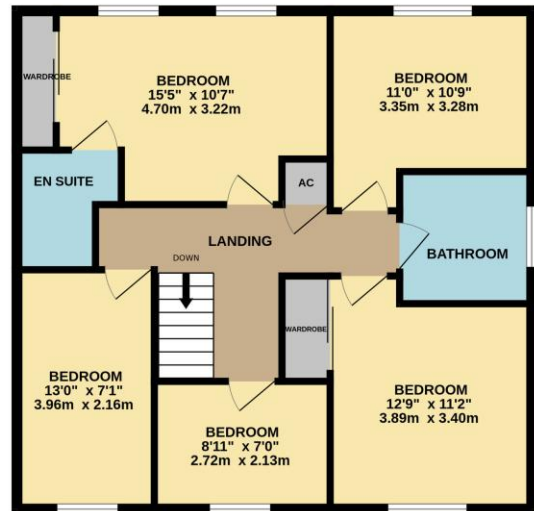
Set on a fantastic corner plot with lawns to the front and extended double width driveway leading to a SINGLE GARAGE 18'3 x 7'10 with electric door, power and light connected, wall mounted boiler. Gated access to the rear gardens, which are enclosed by panel fencing and enjoy a southerly facing aspect, neat lawns with extended patio seating area, mature trees and shrubs, gravel beds and second patio seating, space for a timber store to the side.



GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



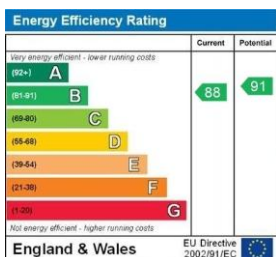
1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 1713 sq.ft. (159.1 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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