



**TOOLEY WAY, DEEPING ST JAMES, PE6 8TH**  
**£235,000 FREEHOLD**

A delightful semi-detached three storey home set on a corner plot and enjoying southerly facing rear gardens, off road parking and single garage. Well-appointed throughout with three good bedroom, bathroom and en suite, with bright sitting room, cloakroom and kitchen to the ground floor.

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Set on a corner plot with a partly walled rear garden enjoying a southerly aspect, you cross the garden path and under the canopy storm porch with part glazed entrance door to:

#### **ENTRANCE HALL**

A bright and welcoming reception greets you with side stairs to the first-floor accommodation, handy under stairs storage, radiator, power points and finished with wood effect flooring.

#### **CLOAKROOM**

With frosted UPVC window to the front aspect, comprising a modern two-piece suite, low level WC and wash hand basin, radiator, extractor fan and wood effect flooring.

#### **KITCHEN**

**12'5 x 5'9** a neat and tidy kitchen with UPVC window to the front aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and mixer tap over, wall mounted boiler, integrated oven and four ring hob with stainless steel extractor fan over, fridge freezer space, plumbing and space for washing machine, power points and tiled flooring.

#### **SITTING ROOM**

**14'2 x 12'8** a light and modern reception room with UPVC bay to the rear aspect and UPVC French doors onto the southerly facing rear gardens, recessed storage cupboard, radiator, power points and TV point.

#### **LANDING**

With stairs to the second-floor accommodation and doors spanning out to:

#### **BEDROOM**

**12'9 x 9'5** a great doubler bedroom with UPVC window to the rear aspect, radiator, power points and TV point.

#### **BATHROOM**

Comprising a modern three-piece suite, low level WC, wash hand basin and panel bath with shower over, ½ tiled walls, radiator, tiled flooring and extractor fan.

#### **BEDROOM/HOME OFFICE**

**9'5 x 8'1** a versatile space a good bedroom or home office with UPVC window to the front aspect, recessed large double wardrobe with hanging rails and shelving, radiator and power points

#### **SECOND FLOOR LANDING**

With recessed airing cupboard and door opening through to:

#### **BEDROOM**

**13'1 x 9'5** a fantastic principal bedroom, with UPVC Dormer window to the front aspect, recessed double wardrobe with hanging rails, radiator, power points and TV point.

#### **EN SUITE**

With Velux window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin and shower cubicle with shower over, tiled splash backs, ceiling spotlights, extractor fan radiator and tiled flooring.

#### **OUTSIDE**

Well positioned on a corner plot with a neat frontage with hedging, at the rear there is off road parking that leads to a **SINGLE GARAGE** with up and over door. Gated side access leads to the rear gardens which enjoy a southerly facing aspect, part enclosed by brick wall and fencing, laid to lawn with patio seating area and wood edged borders.





A floor plan diagram showing a large rectangular area labeled "GARAGE". The area is colored light orange and is enclosed by a thick black border. The label "GARAGE" is centered within the rectangle.

**BEDROOM**  
12'9" x 9'5"  
3.89m x 2.88m

**BATHROOM**

**LANDING**

**BEDROOM**  
9'5" x 8'1"  
2.87m x 2.47m

**WARDROBE**

UP

DOWN

**BEDROOM**  
12'3" x 9'5"  
3.99m x 2.87m

**EN SUITE**

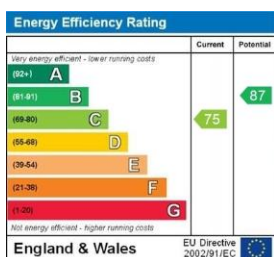
**LANDING**  
DOWN

**WARDROBE**

**AC**

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