



FRASER CLOSE, DEEPING ST JAMES

£309,000 FREEHOLD

An attractive and well-appointed detached family home, set toward the end of a popular enclave a few minutes' walk from Jubilee Park and local amenities, with a bright modern colour palette, refitted bathroom and contemporary kitchen, four bedrooms and two receptions.

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Set toward the end of a popular enclave, you cross the triple length driveway and up to the part glazed UPVC entrance opening through to:

ENTRANCE HALL

A bright and modern reception greets you with a warm colour palate and stairs to the first-floor accommodation, handy understairs storage, radiator, power points and finished with wood effect flooring.

CLOAKROOM

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

SITTING ROOM

15'10 x 11'8 a light and inviting reception room with UPVC window to the front aspect, radiator, power points TV point and glazed double doors opening through to:

DINING ROOM

12'11 x 9'4 a versatile room with UPVC French doors opening onto the rear gardens, radiator, power points and finished with wood effect flooring.

KITCHEN

18'2 x 8'2 an attractive modern kitchen with lots of natural light with UPVC window to the rear aspect and part glazed UPVC door to the side aspect, comprising a range of refitted white high gloss base and eye level storage units incorporating straight edge work surface with 1 ¼ sink inset and mixer tap over, subway style tiled

splashbacks, integrated oven and four ring gas hob with stainless extractor fan over, plumbing and space for washing machine, plumbing and space for dishwasher, fridge space, power points and finished with modern wood effect flooring.

LANDING

A bright landing with UPVC window to the side aspect, recessed airing cupboard and loft access.

BEDROOM

10'3 x 9' (max) L Shape a well-arranged bedroom with UPVC window to the front aspect, bespoke built cabin bed with storage under, radiator and power points.

BEDROOM

13'8 (excluding wardrobes) x 8'9 a light room with UPVC window to the front aspect, recessed double with hanging rails, radiator and power points

BEDROOM

12'11 x 8'9 another good double bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM

9'1 x 7'6 (min) 9'10 (max) a possible home office or bedroom with UPVC window to the rear aspect, radiator, power points and finished with wood effect flooring.

BATHROOM

With frosted UPVC window to the side aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in

vanity unit and panel bath with shower over, ceiling spotlights, extractor fan, heated towel rail and tiled flooring.

OUTSIDE

A great position toward the end of a popular enclave, equidistance to local schools and town, with open greens close by for the dog. The frontage is partially enclosed by hedging with neat lawns and long driveway with parking for three vehicles and leading to a detached SINGLE GARAGE with up and over door. Gated access to the rear gardens which are enclosed by panel fencing and mainly laid to lawn with paved pathway to rear patio seating to catch the last of the summer sun, ideal for entertaining.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

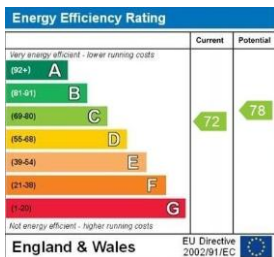
1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.5 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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