



TYGHES CLOSE, DEEPING ST JAMES, PE6 8NS
GUIDE PRICE £235,000 - £240,000 FREEHOLD

A much-improved established semi-detached home ready for its new owners, well situated toward the end of a small and popular enclave. With new flooring, redecorated and refitted kitchen, three bedrooms and a westerly facing rear garden, sold with the advantage of no upward chain.

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ACCOMMODATION

Set behind a low brick wall you cross the extended driveway and up to the UPVC entrance door, opening through to:

ENTRANCE HALL

A bright and welcoming reception greets you with UPVC window to the side aspect, stairs stretching up to the first-floor accommodation, recessed storage cupboard with combination boiler, radiator, power points and fished with wood effect flooring.

SITTING ROOM

25' x 11'6 (max) 9'2 (min) another bright space with UPVC bay window to the front aspect and UPVC French doors leading onto the westerly facing rear gardens, dual radiators, power points, TV point and modern wood effect flooring.

KITCHEN

10' x 8'2 with UPVC window to the rear aspect and part glazed UPVC door to the side, comprising a range of recently refitted modern base and eye level storage units,

incorporating roll edge work surface with stainless steel 1 ¼ sink inset and mixer tap over, integrated oven and four ring hob with stainless steel extractor fan over, plumbing and space for washing machine, plumbing and space for dishwasher, fridge freezer space, subway style tiled splash backs, power points and ceiling spotlights.

LANDING

A light landing with UPVC window to the side aspect, radiator, power point and loft access.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a modern white three-piece suite, low level WC, wash hand basin set in vanity unit and shaped panel bath with shower over, fully tiled walls, tiled flooring, chrome heated towel rail and ceiling spotlights.

BEDROOM

14'7 (max into bay) x 9'7 (min) a lovely bright room with UPVC bay window to the front aspect, freestanding double wardrobe with sliding doors and hanging rails,

radiator and power points.

BEDROOM

10' x 8'11 another double bedroom with UPVC window to the rear aspect, radiator, power points and TV point.

BEDROOM

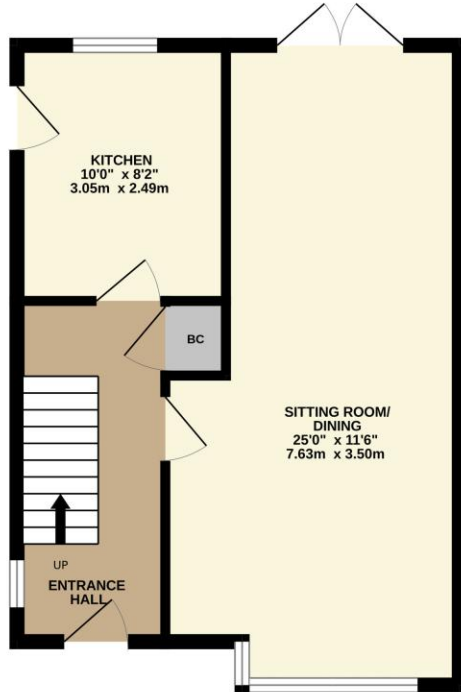
8'2 x 7'10 with UPVC window to the front aspect, radiator and power points, a great single bedroom or home office.

OUTSIDE

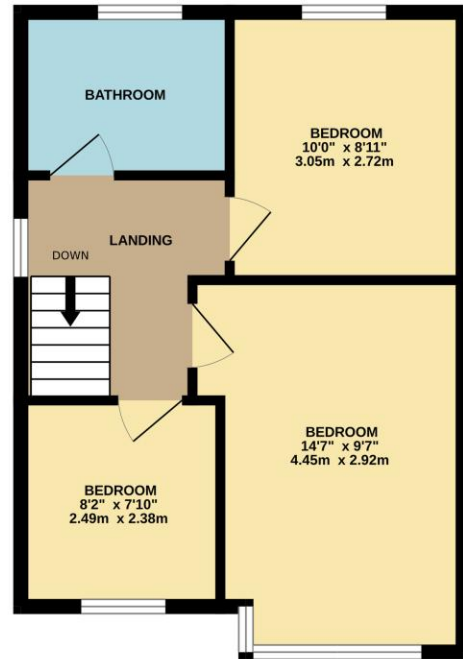
Set toward the end of a small and popular established enclave, the property sits behind a low brick wall with an extended driveway offering off road parking, the drive continues along the side of the property and leads to a **SINGLE GARAGE** with up and over door. The rear gardens are partially enclosed by fencing, mainly laid to lawn with patio seating, flanking bungalows at the rear.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



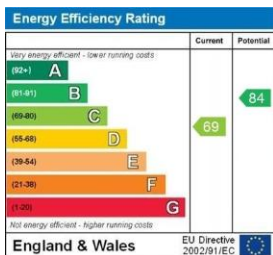
1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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