



**SWIFT CLOSE, DEEPING ST JAMES, PE6 8QS**  
**£210,000 FREEHOLD**

An attractive modern and well-presented semi-detached home, an ideal first time buy with extended parking for at least two vehicles and single garage. A bright sitting room, kitchen breakfast, two good sized bedrooms and refitted bathroom, on a corner plot, sold with no upward chain.

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Set on a lovely plot, you cross the extended driveway with parking for at least two vehicles, along the garden path and up to the part glazed entrance door, opening through to:

#### ENTRANCE PORCH

A place to kick off your shoes and hang your coats, with UPVC window to the front aspect, part glazed door through to:

#### SITTING ROOM

12'1 x 14'2 (min) 17'3 (max) a bright reception room with UPVC window to the front aspect, side stairs to the first-floor accommodation, radiator, power point and TV point.

#### KITCHEN BREAKFAST

12'1 x 6'9 another lovely light room with UPVC window to the front and side aspect with part glazed door onto the enclosed gardens, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset with mixer tap over, cooker space with freestanding cooker, fridge space, plumbing and space for washing machine, breakfast bar, handy understairs storage cupboard,

radiator, power points and tiled effect flooring.

#### LANDING

With loft access and doors spanning out to:

#### BEDROOM

12'1 x 8'10 (min) with UPVC window to the front aspect, radiator and power points.

#### BATHROOM

With frosted UPVC window to the front aspect, comprising a refitted and reconfigured modern three-piece suite, low level WC, wash hand basin and panel bath with shower over and glass screen, ½ tiled walls, chrome heated towel rail, extractor fan and tiled effect flooring.

#### BEDROOM

12'1 x 6'11 another good bedroom with UPVC window to the side aspect, radiator, power points and recessed storage cupboard housing wall mounted combination boiler.

#### OUTSIDE

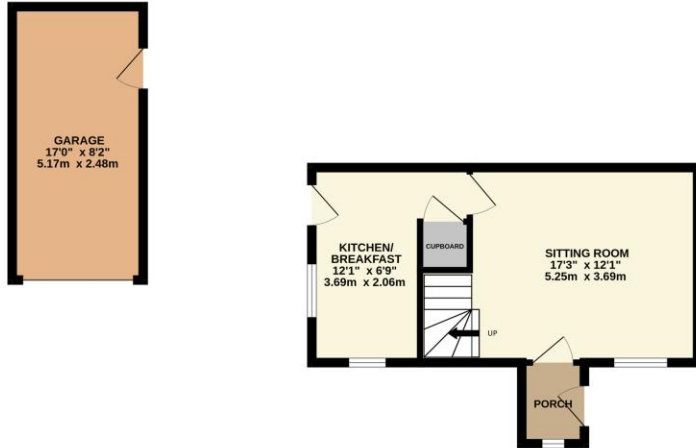
Set on a fantastic corner plot with long lawns to the front, an extended driveway offering parking for two –

three vehicles and leading to a SINGLE GARAGE 17' x 8'2 with up and over door, power and light connected eaves storage and pedestrian door to the side. Timber gated access leads to the side gardens, enclosed by brick wall and panel fencing, laid to lawn with patio area and paved pathways.

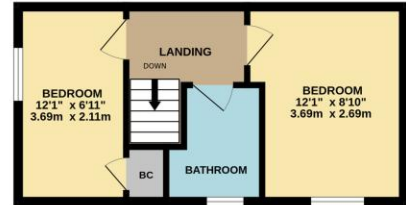




GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



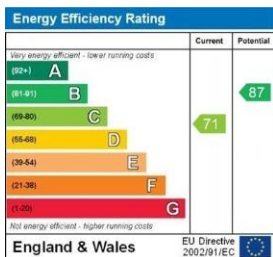
1ST FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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