



**THACKERS WAY, DEEPING ST JAMES, PE6 8HP  
£285,000 FREEHOLD**

Set along this ever popular roadway and having undergone a recent refurbishment this extended home is ripe and ready for new owners, with a quality refitted kitchen dining space, opened up to create a lovely light space overlooking the garden

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## ACCOMMODATION

Set along this sought after roadway, across the driveway providing park and to the UPVC entrance door through to;

### ENTRANCE HALL

A welcoming space with stairs to first floor accommodation, radiator, power points, wood effect flooring

### SITTING ROOM

10'11 x 12'11 with UPVC bow window to front aspect, wood effect flooring, power points, TV point, radiator

### KITCHEN DINING SPACE

11'4 x 17'8 cleverly reconfigured and opened up to create a wonderful kitchen dining space, UPVC window overlooking the rear garden, refitted with ample work wall and base level storage units with contrasting work surface, integrated electric oven, integrated hob, integrated dishwasher, sink unit with mixer tap, plastered ceiling, ceiling spotlights, two radiators, wood effect flooring, UPVC door to garden

### UTILITY ROOM

7'4 x 10'7 with space for washing machine, space for fridge/freezer, worktop space, storage units, plastered ceiling, radiator, wood effect flooring, door to garage

### CLOAKROOM

With close coupled wc, wash hand basin set in vanity storage unit, tiled splashback, wood effect flooring

**HOME OFFICE / BREAKFAST ROOM**  
11'10 x 5'9 with UPVC window to rear aspect, radiator, wood effect flooring, UPVC door to garden

### LANDING

With UPVC window to side aspect, access to loft space, built in airing cupboard

### BEDROOM ONE

11'7 x 9'9 with UPVC window to front aspect, radiator, power points, built in double wardrobe

### BEDROOM TWO

10'11 x 8'7 with UPVC window to rear aspect, radiator, power points, built in double wardrobe

### BEDROOM THREE

8'5 x 7'2 with UPVC window to front aspect, radiator, power points

## FAMILY BATHROOM

With UPVC window to rear aspect, refitted to provide a contemporary finish with wc, wash hand basin with vanity unit under, panelled bath with rainfall shower over, full height wall tiling, heated towel rail, tiled flooring

## OUTSIDE

The front of the property is open plan with a driveway providing parking and leading to the single garage, lawn area. The rear of the property is enclosed by fencing to side and rear aspect, mainly laid to lawn with a patio seating area, borders with planted shrubs and bushes, outside cold-water tap.



GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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