



**BLACKTHORN CLOSE, DEEPING ST JAMES, PE6 8TA
OFFERS IN EXCESS OF £300,000 FREEHOLD**

A BEAUTIFULLY APPOINTED AND CLEVERLY EXTENDED DETACHED FAMILY HOME WITH AN OPEN PLAN FLOW. A GREAT POSITION, SET ON A CORNER PLOT IN A POPULAR RESIDENTIAL AREA, WITH DOUBLE WIDTH PARKING AND ATTRACTIVE GARDENS. THREE GOOD BEDROOMS AND AN ADDITIONAL UTILITY ROOM.

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for every step...



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An attractive and colourful approach greets you, set on a corner plot, along the garden path and up to the modern composite entrance door, opening through to:

ENTRANCE HALL

A bright and welcoming entrance greets you, with UPVC window to the front aspect and stairs span out in front of you to the first-floor accommodation.

CLOAKROOM

With frosted UPVC window to the front aspect, comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, tiled flooring and chrome heated towel rail.

SITTING ROOM

17'11 x 10'11 a long light reception room with UPVC window to the front aspect and UPVC French doors onto the pretty rear gardens, dual radiators, power points, TV point and finished with modern wood effect flooring.

KITCHEN DAY ROOM

17'11 x 10'2 (min) 13'4 (max) a wonderful opened space with UPVC window to the rear aspect and part glazed UPVC door onto the rear gardens, with ample space for a dining table and comprising a range of refitted quality base and eye level storage units, incorporating straight edge work surface with stainless steel sink inset and mixer tap over, attractive tiled splash backs, integrated double oven and four ring hob with extractor hood over, integrated fridge and freezer, plumbing and space for

washing machine, modern wood effect flooring, radiator, power points, understairs storage, radiator, power points and ceiling spotlights. Opening through to:

UTILITY ROOM

8'3 x 7'3 a fantastic addition to the living space with vaulted ceiling, Velux window and UPVC window to the front aspect, comprising modern pantry and base units, straight edge work surface and circular stainless-steel sink with mixer tap over, plumbing and space for washing machine, space for tumble dryer and space for additional freezer, radiator, power points and finished with modern wood effect flooring.

LANDING

A bright landing with UPVC window to the rear aspect, cleverly made bespoke study area with fitted desk, recessed boiler cupboard housing wall mounted combination boiler, loft access and power points.

BEDROOM

9'1 x 8' with UPVC window to the rear aspect, recessed storage cupboard/wardrobe, radiator and power points.

BEDROOM

11'1 x 8'7 (min) 11'8 (max) a good double bedroom with UPVC window to the front aspect, radiator and power points.

BEDROOM

11'8 x 13'5 a lovely main bedroom with

UPVC window to the front aspect, radiator, power points and TV point.

EN SUITE

With frosted UPVC window to the front aspect, comprising a modern refitted three-piece suite, low level WC, wash hand basin set in vanity unit and corner shower cubicle with shower over, ½ tiled walls, chrome heated towel rail and modern wood effect flooring.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a brand-new three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with shower over, modern tiled splash backs, chrome heated towel rail, wood effect flooring and extractor fan.

OUTSIDE

Set on a corner plot in a popular residential location, the frontage spans the front and side with neat lawns and an abundance of colourful flora and lavender, to the side is a fenced storage area with timber shed and ample bin storage, an extended double width driveway leads to a SINGLE GARAGE with up and over door, currently a handy store to the front and BAR 7'8 x 8'3 at the rear with UPVC window and part glazed UPVC door with bespoke timber bar. Gated access to the rear gardens, which are enclosed by panel fencing with shaped lawns and attractive patio seating area with part covered timber arbour over and raised timber edged beds.



GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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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