

**TOWNING CLOSE, DEEPING ST JAMES, PE6 8HS**

**£275,000 FREEHOLD**

An attractive and recently improved Link detached family home, well located within a small and popular cul de sac. With a bright sitting room, refurbished kitchen and versatile garden room for dining, three bedrooms, a new combination boiler fitted in 2025, triple width parking and single garage with remote electric door.

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## ACCOMMODATION

A lovely position at the beginning of a small and popular cul de sac, within a well-regarded and established development, you cross the triple width block paved driveway and approach under the recently replaced canopy porch with part glazed entrance door opening through to:

### ENTRANCE HALL

a light and welcoming reception greets you with stairs to the first-floor accommodation, space to hang your coats, radiator and attractive Victorian style tiled flooring.

### SITTING ROOM

**14'7 x 12'** a bright and modern sitting room with UPVC box bay window to the front aspect, vertical radiator, power points, TV point and warm wood effect flooring.

### KITCHEN

**15' x 10'1** a another light space with UPVC window to the rear aspect and sliding UPVC door through to the garden room and dining, comprising a range of refurbished base and eye level storage units incorporating roll edge work surface with sink inset and mixer tap over, recently replace integrated oven and induction hob with modern

extractor fan over, fridge/freezer space, plumbing and space for washing machine, plumbing and space for dishwasher, vertical radiator, power points and modern wood effect flooring.

### GARDEN ROOM/DINING

**12'8 x 8'2** a great addition to the living space, a versatile room with UPVC French doors onto the southerly facing rear gardens, radiator, power points, TV point and wood effect flooring.

### LANDING

With UPVC window to the side aspect, recessed airing cupboard housing wall mounted combination boiler (replaced in 2025), loft access with loft ladder.

### BEDROOM

**12'6 x 8'6** with UPVC window to the front aspect, radiator, power points and recessed double wardrobe with sliding door and dual hanging rails.

### BEDROOM

**9'11 x 8'6** with UPVC window to the rear aspect, recessed storage cupboard, radiator and power points

### BEDROOM

**9'7 x 6'4** with UPVC window to the front aspect, currently a handy home office with fitted double storage

cupboard with hanging rails and shelving, radiator and power points

### BATHROOM

A light bathroom with frosted UPVC window to the front aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with rain shower over, fully tiled walls and heated towel rail.

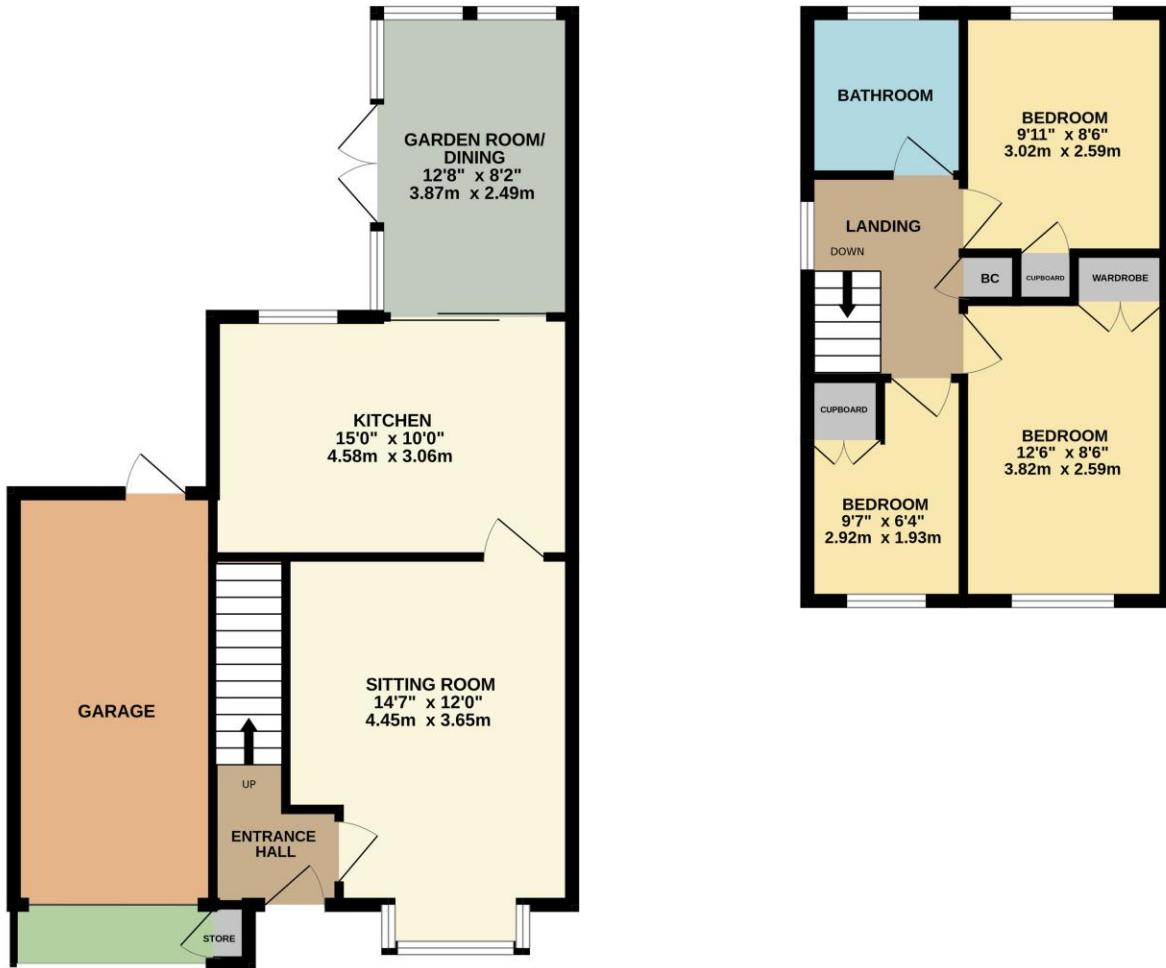
### OUTSIDE

well located within a small and popular cul de sac, close to local shops and Jubilee Park. The frontage is open and has been block paved offering triple width parking and leading to a **SINGLE GARAGE** with remote electric up and over door with power and light connected and pedestrian door. The rear gardens are mainly enclosed by panel fencing and enjoy a southerly facing aspect, laid to lawn with patio seating and wood edged borders.



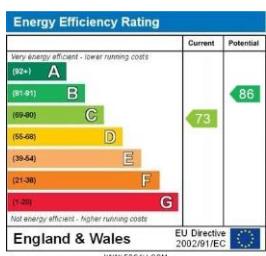
GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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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