



Dineley Road, Peopleton

Asking Price: £335,000

- Three bedroom semi-detached house
- Lounge and dining room
- Kitchen with utility area
- Three double bedrooms
- Bathroom with four piece suite
- Garage conversion (without building regulation certificate)
- Off road parking with EV charging point
- Westerly facing rear garden
- NO ONWARD CHAIN

Nigel Poole
& Partners

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****THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH WESTERLY FACING REAR GARDEN**** You enter the property into a dining room with stairs rising to the first floor. Double doors lead into the lounge which has French doors into the garden. The fitted kitchen has a utility area with door to outside. There are three double bedrooms and a family bathroom (fitted with a four piece suite) on the first floor. The garage was converted approximately three years ago to create a bedroom and wet room however there is no building regulation certificate. Westerly facing rear garden with shed/workshop. Part of the side passageway has been enclosed to create a potting shed - it has a door into the garden and double doors onto the drive. The drive is block paved with parking for three vehicles and has an EV charging point. Popular village location with amenities including: Village shop with tea room, Church, The Crown Inn public house, cricket ground, village hall, playing fields and Bowbrook independent school for children aged 3-16. This family home is being offered for sale with ON ONWARD CHAIN.

Front

Block paved drive with parking for three vehicles. Electric charging point. Double doors into the covered side passageway.

Entrance/Dining Room 11' 11" x 9' 9" (3.63m x 2.97m)

Obscure decorative double glazed entrance door. Double glazed bow window to the front aspect. Stairs rising to the first floor. Double doors into the lounge.

Lounge 19' 10" x 12' 0" (6.04m x 3.65m)

Double glazed French doors with side windows to the rear aspect. Under stairs storage cupboard. Two pendant ceiling lights. Two radiators. Television aerial point.

Kitchen

Double glazed window to the rear aspect. Range of wall and base units surmounted by work surface. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated 'eye level' oven and grill; five ring LPG hob (cylinders located in side passageway) and extractor hood. Space for under counter fridge. Archway into utility area.

Utility Area

Door into covered side passageway. Space for fridge freezer, washing machine and tumble dryer. Floor standing Worcester oil-fired boiler. Door into wet room.

Landing

Access into loft (which is insulated, part boarded with light and ladder). Doors leading off.

Bedroom One 12' 6" x 9' 5" (3.81m x 2.87m)

Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

Bedroom Two 14' 11" x 8' 8" (4.54m x 2.64m)

Double glazed window to the front aspect. Built in storage cupboard/shelving. Radiator.

Bedroom Three 11' 8" x 11' 7" max (3.55m x 3.53m)

Double glazed window to the front aspect. Radiator.

Bathroom 12' 10" x 5' 7" (3.91m x 1.70m)

Obscure double glazed windows to the side and rear aspects. White four piece suite: Bath with mixer/shower head tap; shower cubicle with electric shower; vanity unit with w.c. and wash hand basin. Airing cupboard with hot water cylinder. Tiled walls and floor. Ladder/towel radiator. Ceiling down lights and extractor.

Garage Conversion 0' 0" x 0' 0" (0.00m x 0.00m)

The garage conversion was done to meet the needs of the current owner however there is no building regulation certificate. The conversion created a room at the front currently used as a bedroom and a wet room to the rear.

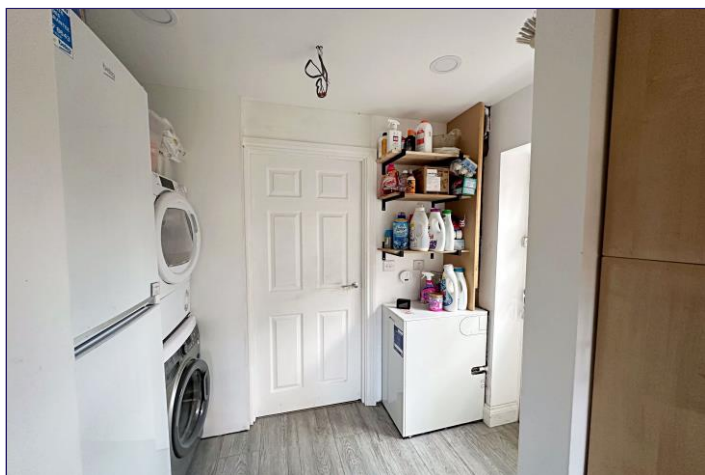
Room dimensions

Room - 9' 8" x 8' 2" (2.94m x 2.49m)

Wet room - 8' 2" x 4' 6" (2.49m x 1.37m)

Westerly Facing Rear Garden

Enclosed by fencing. Patio seating area. Further hard landscaped area with pergola and vine. Lawn with planted beds/borders. Wooden workshop/shed. Greenhouse. Water tap. Sensor light. Part of the side passageway has been enclosed to create a potting shed which has access into the utility area and has double doors leading to the drive.



Additional Information

The oil fired boiler was replaced approximately 3 years ago and is serviced annually. Last serviced in 2024. The oil tank is located in the side passageway along with LPG cylinders which are used for the cooker. There is no mains gas in the street.

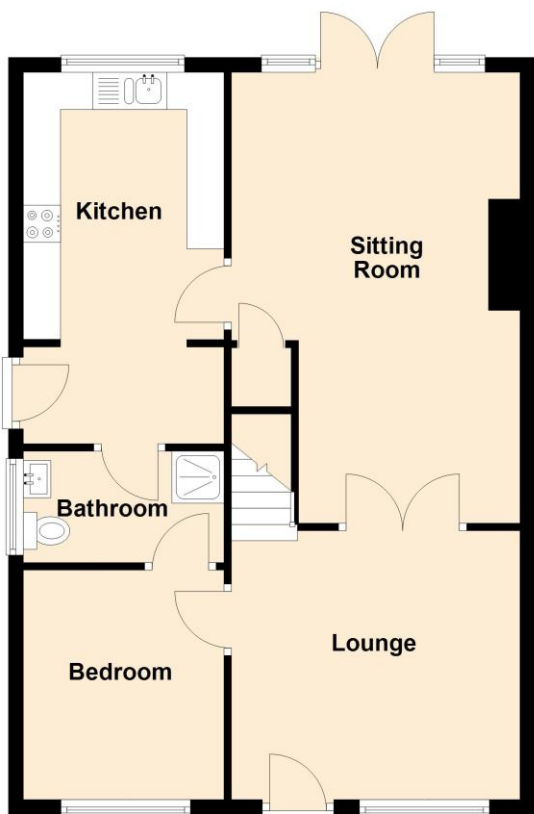
Tenure: Freehold

Council Tax Band: C

Mobile & Broadband Information

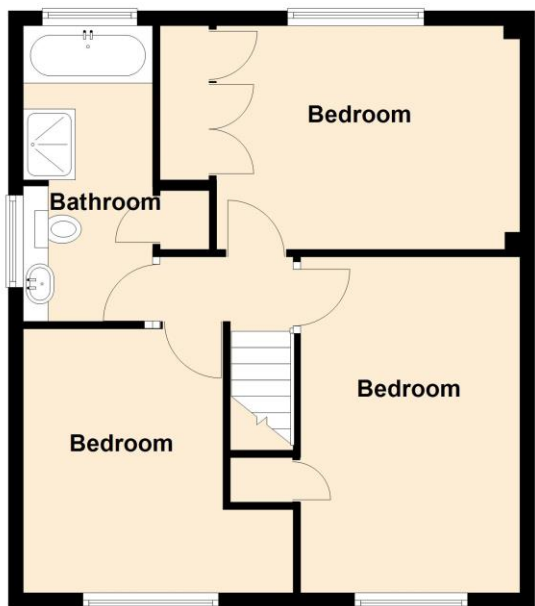
To check broadband speeds and mobile coverage for this property please visit:

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2EJ



Ground Floor

Approx. 65.4 sq. metres (703.9 sq. feet)



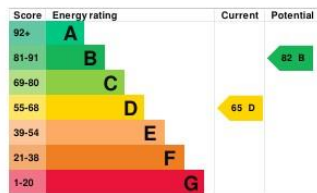
First Floor

Approx. 51.0 sq. metres (548.9 sq. feet)

Total area: approx. 116.4 sq. metres (1252.9 sq. feet)

Identity Checks

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