



Dineley Road, Peopleton

Asking Price: £335,000

- A significantly improved three bedroom semi-detached home
- Recent improvements include new kitchen, bathroom, w.c. carpets/flooring, installation of Air Source Heat Pump
- Entrance porch into snug
- Lounge, kitchen and dining room
- Three double bedrooms, family bathroom and downstairs w.c.
- Built-in wardrobes in two bedrooms
- Westerly facing rear garden with mature planting
- Garage and off road parking for approx. four vehicles

Nigel Poole
& Partners

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****A SIGIFICNATLY IMPROVED THREE DOUBLE BEDROOM SEMI-DETACHED HOME WITH WESTERLY FACING REAR GARDEN**** Entrance porch; snug leading into the lounge and dining room. Lounge with re-fitted fireplace with marble effect surround and electric fire; re-fitted kitchen with built in Zanussi oven and hob; dining room; conservatory; three bedrooms - two with fitted wardrobes; re-fitted bathroom and ground floor w.c. Additional improvements include: Fitting of Air Source Heat Pump with the benefit of RHI payments of approx. £1100 per annum until 2027, new carpets and flooring throughout, new conservatory roof and redesign of gardens. The Westerly facing rear garden is enclosed with a variety of mature planting with patio and water feature. Garage and drive with parking for up to four vehicles. Tranquil village location with amenities including village shop (which holds regular coffee mornings for villagers to enjoy a social catch up), Church, public house, cricket ground, village hall; playing fields and independent school for children aged 3-16.

Front

The front garden has a variety of mature planting. A block paved driveway has a central planting area creating two parking areas for up to four vehicles. Mature planted borders. One drive leads to the entrance porch - the other the garage and door into the covered side passageway.

Entrance Porch

Double glazed entrance door and, door into the entrance hall/snug.

Entrance Hall/ Snug 11' 10" x 10' 3" (3.60m x 3.12m)

Double glazed window to the front aspect. Double doors into lounge and door into the dining room. Pendant light fitting. Radiator. Stairs rising to the first floor. Three-layer parquet wood flooring.

Lounge 20' 7" x 11' 11" (6.27m x 3.63m)

Double glazed sliding doors into the conservatory. The focal point of this room is the fireplace with marble effect surround and Opti-myst duplex electric fire. Pendant light fitting. Two radiators. Door into the kitchen.



Conservatory 12' 2" x 7' 5" (3.71m x 2.26m)

Being of brick and double-glazed construction with windows to the rear and side aspects and French doors into the garden. Wall lights and tiled floor.



Kitchen 11' 6" x 8' 3" (3.50m x 2.51m)

Double glazed window to the rear aspect. Range of wall and base units surmounted by work surface with breakfast bar. Ceramic one and a half bowl sink and drainer with mixer tap. Tiled splash backs. Integrated 'Zanussi' induction hob, electric oven and extractor fan. Space for a fridge/freezer. Space and plumbing for a slimline dishwasher (may be included in the sale). Luxury vinyl floor tiles. Sliding doors into the inner-hall. Ceiling down lights.

Inner Hallway 6' 0" x 2' 6" (1.83m x 0.76m)

Obscure double glazed door into the side passageway. Luxury vinyl floor tiles,. Doors into the kitchen; dining room and w.c.

W.C. 5' 0" x 2' 6" (1.52m x 0.76m)

Vanity hand wash basin with mixer tap and tiled splashback; low level w.c. Luxury vinyl floor tiles. Ceiling downlights and extractor fan.

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Dining Room 15' 6" x 8' 3" (4.72m x 2.51m) Max

Double glazed window to the front and side aspect. Pendant light fitting. Radiator. Three layer parquet wood flooring.

Landing

Doors into the three bedrooms, bathroom and utility cupboard. Access into the loft (which is insulated with light and ladder).

Bedroom One 10' 3" x 12' 11" (3.12m x 3.93m) Min

Double glazed window to the rear aspect. Pendant light fitting; Fitted IKEA wardrobes. Radiator.



Bedroom Two 14' 8" x 8' 8" (4.47m x 2.64m)

Double glazed window to the front aspect. Fitted IKEA wardrobes. Pendant light fitting. Radiator.

Bedroom Three 11' 6" x 11' 9" (3.50m x 3.58m)

Double glazed window to the front aspect. Pendant light fitting. Radiator.

Bathroom 9' 9" x 5' 5" (2.97m x 1.65m) Max

Obscure double glazed window to the rear aspect. Panelled bath with mixer taps; over head mains fed 'Mira' electric shower; glass screen. Pedestal hand wash basin with mixer tap. Low level w.c. Part tiled walls. Ceiling down lights. Extractor fan. Radiator.

Utility Cupboard

Obscure double glazed window to the side aspect. Space and plumbing for a washing machine and dryer above. Part tiled walls. Pendant light fitting.



Westerly Facing Rear Garden

Enclosed by fencing with a range of mature planted borders including, trees; shrubs; flowering plants and apple trees. Water feature. Patio seating area and lawn. Outside watering tap. Access to the covered side passageway with door to the front/drive, into the garage and into the inner hallway of property.

Covered Side Passageway

Door from the drive into the passageway accessing the rear garden; garage and inner hallway of property.

Garage 9' 0" x 20' 2" (2.74m x 6.14m)

Up and over door to the front aspect; obscure glazing to the rear aspect. Light and power.

Additional Information

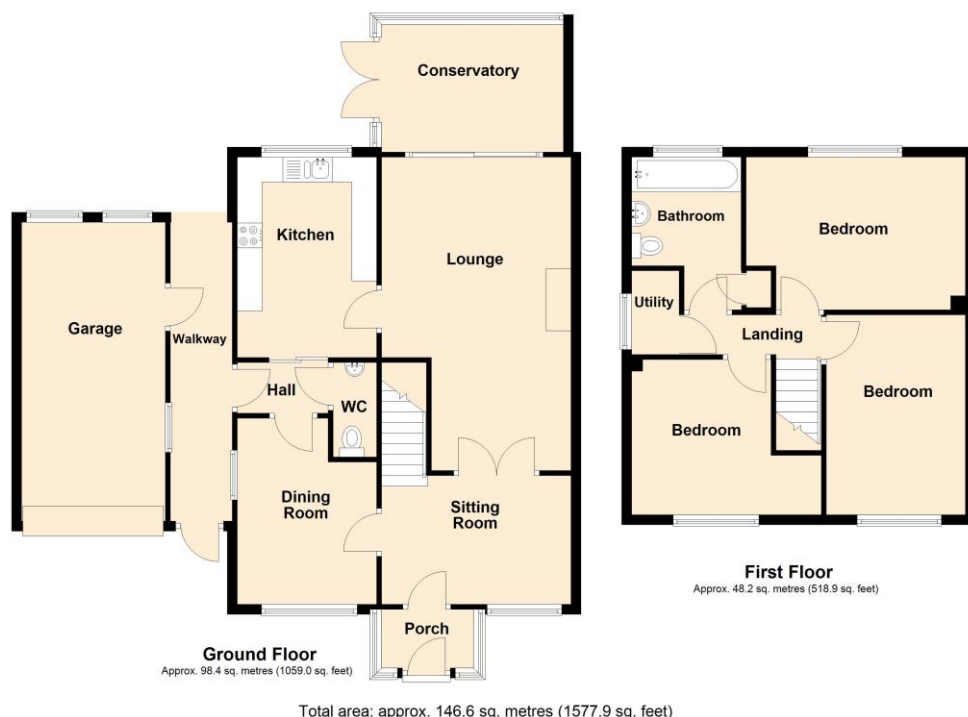
The property has an electric substation behind the garden. This is well camouflaged by fencing and planting. The vendor has a key to obtain access into the pathway for maintenance of over hanging planting from the garden. The property was originally on LPG but this has been upgraded to an Air Source Heat Pump and appropriate radiators with the benefit of RHI payments of approx. £1,100 per annum. Downstairs w.c. was created. Kitchen was refitted with new appliances, ceiling and lighting. Some internal doors have been replaced. Bathroom was refitted with new shower. New carpets throughout, three layer parquet wood flooring and Luxury Vinyl tiling. New Opti-myst Dimplex electric fire and white marble effect surround and mantle in lounge. IKEA built-in wardrobes in two bedrooms. Conservatory roof replaced. Redesign gardens including some fencing and planting.

Tenure: Freehold

Council Tax Band: D

Broadband and Mobile 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



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