



THACKERS WAY, DEEPING ST JAMES, PE6 8HP
£249,500 FREEHOLD

A much loved three bedroom semi detached home set along this popular roadway with amenities and schools' minutes' walk away, with a spacious living dining room leading to the conservatory, a refitted kitchen, modern bathroom suite, and three bedrooms, now ready for new owners and its next chapter.

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ACCOMMODATION

Across the gravelled driveway to the front door and through to;

ENTRANCE HALL

A welcoming space with radiator, power points, understairs storage cupboard, finished with tiled flooring

LIVING DINING ROOM

11'1 x 22'9 with UPVC window to front aspect, radiator, power points, TV point, double doors through to;

CONSERVATORY

9'7 x 8'7 with polycarbonate roof, power points, double doors to garden

KITCHEN

8'4 x 8'8 with UPVC window to rear aspect, refitted with a range of wall and base level storage units, integrated fridge/freezer, built in gas hob with extractor above, built in electric oven, built in microwave, space for washing machine, power points, coving to plastered ceiling, recessed ceiling spotlights, finished with tiled flooring, door to garden

LANDING

Built in airing cupboard, access to loft space, air conditioning unit

BEDROOM ONE

9'11 x 11'8 with UPVC window to front aspect, radiator, power points, built in double wardrobe

BEDROOM TWO

11 x 10'11 with UPVC window to rear aspect, radiator, power points

BEDROOM THREE

8'4 x 7'1 with UPVC window to front aspect, radiator, power points

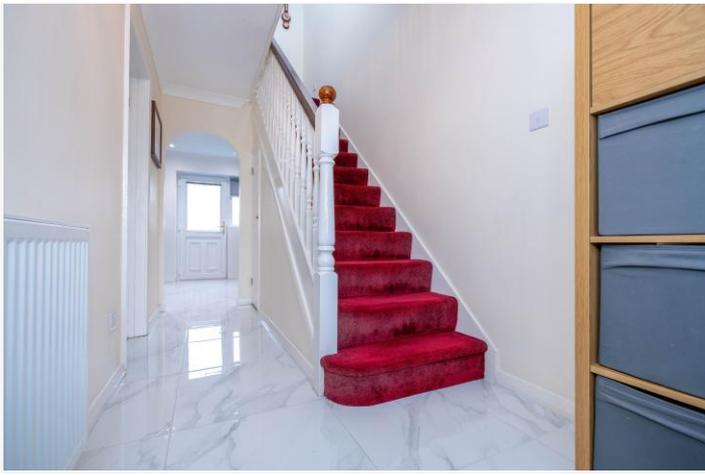
BATHROOM

With frosted UPVC window to rear aspect, with three-piece suite with close coupled wc, pedestal wash hand basin, panelled bath with electric shower over, recessed ceiling spotlights, full height wall tiling, heated towel rail, tiled flooring

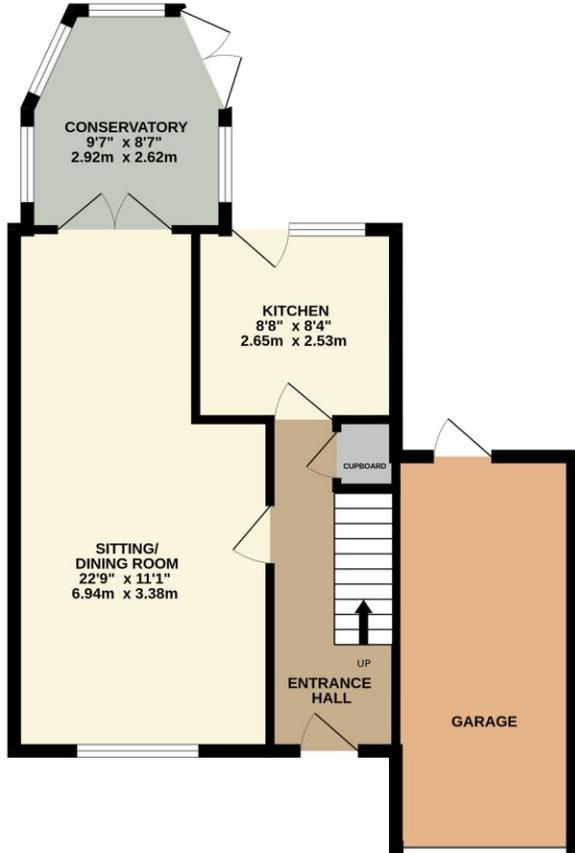
OUTSIDE

The front of the property offers gravelled driveway parking for up to three vehicles and leads to the single garage with electric roller

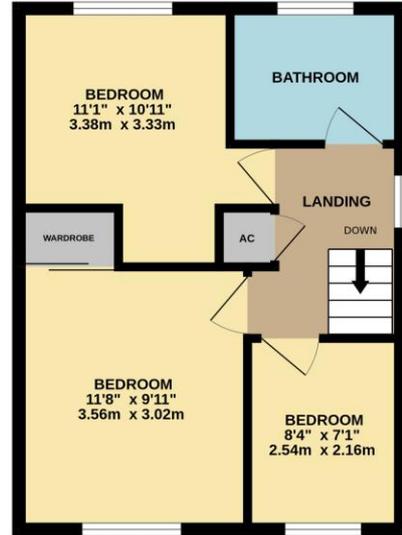
door, EV charging point. The rear garden is enclosed by fencing to side and rear aspect, patio seating area, mainly laid to lawn, raised decking area providing a second seating space, timber garden shed.



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)		77	83
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England & Wales	EU Directive 2002/91/EC		



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