





ALLEN CLOSE, DEEPING ST JAMES, PE6 8EZ

£227,500 FREEHOLD

A fantastic family home in a great location, set toward the end of a popular enclave, with extended ground flooring living space, adding a utility room, cloakroom and office/ground floor bedroom, three further bedrooms to the first floor and family bathroom, long frontage with extended parking.

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A great spot, toward the end of a popular enclave and set back from the road with long block paved driveway, cross the garden path and up to the UPVC entrance door, opening through to:

ENTRANCE HALL
A bright and welcoming reception greets you with stairs to the first-floor accommodation, radiator and tiled flooring.

SITTING ROOM
15'8 x 11'7 a comfortable sitting room with archway opening through to the conservatory, feature fireplace, radiator, power points and TV point.

CONSERVATORY
13'3 x 8'7 UPVC construction with sliding patio doors to the side aspect opening on to the rear gardens

KITCHEN
14'5 x 6'9 a bright kitchen with UPVC windows to both the front and side aspects, comprising a range of base and eye level storage units, incorporating roll edge work surface with sink inset and mixer tap over, integrated oven and five ring gas hob with stainless steel extractor fan over, fridge freezer space, plumbing and space for dishwasher, radiator, power points and tiled flooring.

UTILITY ROOM
8'2 x 4'8 a handy addition to the accommodation, finished with tiled flooring work surface, plumbing and space for washing machine, space for tumble dryer

CLOAKROOM
Comprising a two-piece suite, low level WC and wash hand basin, tiled flooring.

HOME OFFICE/BEDROOM
11'10 x 8'2 currently a ground floor bedroom, could be a great home office with UPVC window to the front aspect, radiator, power points and wood effect flooring.

LANDING
With loft access and recessed airing cupboard

BATHROOM
With frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with shower over, fully tiled walls, chrome heated towel rail, ceiling spotlights and tiled flooring

BEDROOM
12'10 x 9'11 a good double bedroom with UPVC window to the front aspect, fitted double wardrobe, radiator and power points.

BEDROOM
11'10 x 9' another double bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM
8'9 x 6'5 with UPVC window to the rear aspect, radiator and power points.

OUTSIDE
A fantastic position, toward the end of a popular enclave with long frontage, blocked and offering extended parking for at least three vehicles and EV charging point, cast gated access to the rear gardens which are mainly enclosed by panel fencing, with artificial lawn, timber store and open summer house with external power points and lighting.









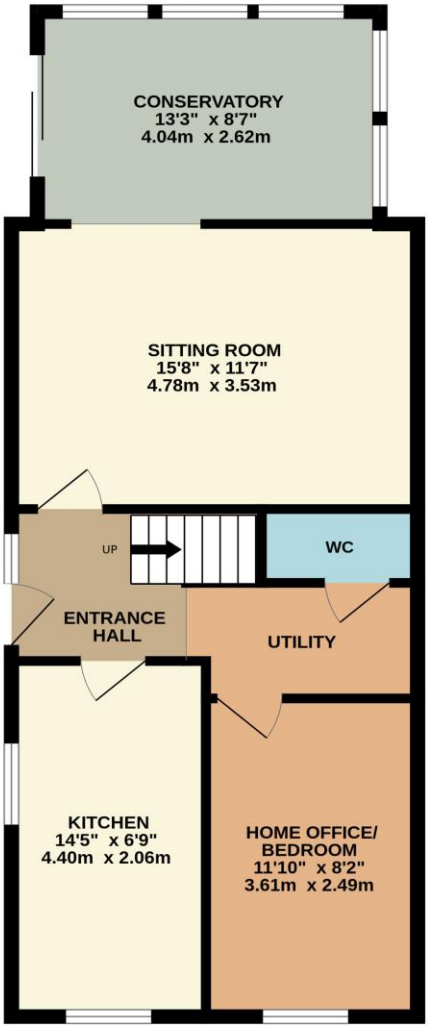




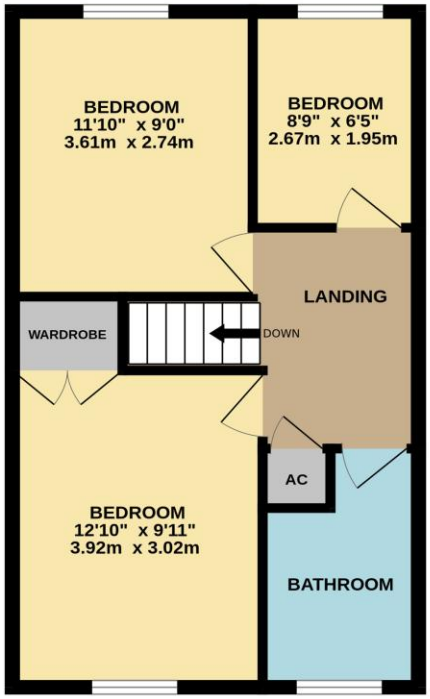




GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



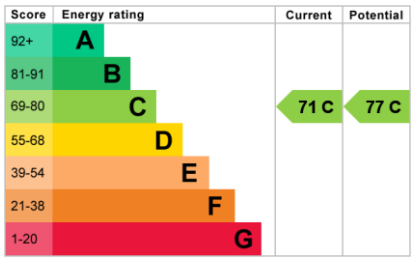
1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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