



**BURCHNALL CLOSE, DEEPING ST JAMES, PE6 8QJ  
£255,000 FREEHOLD**

An attractive and well-appointed semi-detached family home, with refitted modern kitchen and bathroom, three bedrooms and a long light sitting room, double width driveway, single garage and a completely relandscaped rear garden.

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## ACCOMMODATION

Well located along a popular roadway, minutes from local parks and amenities, the frontage is partially enclosed by attractive hedging with neat lawns extended double width parking, you cross over to the new composite entrance door, opening through to:

### ENTRANCE HALL

A bright and inviting reception greets you, with stairs to the first-floor accommodation, handy under stairs storage cupboard, radiator, power points and finished with wood effect flooring.

### SITTING ROOM/DINING

**22'11 x 11'1 (max) 8' (min)**  
another light space with UPVC bow window to the front aspect and UPVC French doors onto the rear gardens, dual radiators, power points and TV point.

### KITCHEN

**8'10 x 8'6** a lovely room with UPVC window and part glazed UPVC door to the rear aspect, comprising a range of refitted base and eye level

storage units incorporating straight edge work surface with 1 ¼ sink inset and mixer tap over, integrated oven and four ring hob, plumbing and space for washing machine, fridge space, power points and finished with modern wood effect flooring.

### LANDING

With modern glass balustrade, loft access and recessed airing cupboard.

### BEDROOM

**11'11 x 9'11** a light double bedroom with UPVC window to the front aspect, recessed double wardrobe, radiator and power points.

### BEDROOM

**9'11 x 8'7 (min)** with UPVC window to the rear aspect, recessed double wardrobe, radiator and power points.

### BEDROOM

**8'6 x 7'1** with UPVC window to the front aspect, bespoke fitted double wardrobe, radiator and power points.

### BATHROOM

With frosted UPVC window to the rear aspect, comprising a refitted modern three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with glass screen and rain shower over, aqua board, chrome heated towel rail and finished with wood effect flooring.

### OUTSIDE

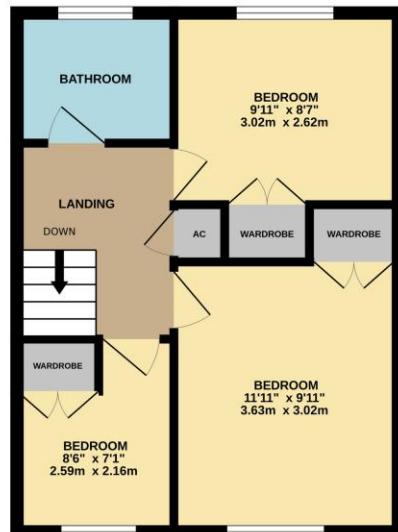
A fantastic location along an established and popular causeway, a few minutes' walk to the local Jubilee park and local shops. The frontage is partially enclosed by hedging with neat lawns, extended off double width off road parking leads to a **SINGLE GARAGE 17'1 x 8'** with up and over door, power and light connected, wall mounted boiler (the seller informs us it was replaced in 2023) and pedestrian door. The rear gardens have had a huge overhaul, enclosed by panel fencing with timber sleeper edged lawns, patio seating and pathways to further rear patio seating and gated rear access.



GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 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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