





HEREWARD WAY, DEEPING ST JAMES, PE6 8QB

£309,000 FREEHOLD

An attractive and much improved detached family home, a stone's throw away from local shops and primary school. Three bedrooms the main with en suite, modern bathroom and stunning kitchen diner, with an additional studio/home office.

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A fantastic position, close to local shops and primary school, you cross the extended triple width driveway and up to the modern composite entrance door opening through to:

ENTRANCE LOBBY
A place to kick your shoes off and hang your coat, finished with tiled effect flooring and radiator.

CLOAKROOM
Comprising a two-piece modern suite, low level WC and wash hand basin set in vanity unit, ½ tiled walls, radiator, extractor fan and tiled effect flooring.

SITTING ROOM
15'9 x 13'10 a bright and inviting reception room with UPVC picture window to the front aspect, side stairs to the first-floor accommodation, feature fireplace with electric fire inset, dual radiators, power points and TV point.

KITCHEN DINING
15'9 x 12' a beautifully appointed room with ample natural light, with UPVC window to the rear aspect and UPVC sliding patio doors onto the rear gardens, further part glazed UPVC door to the side, comprising a range of modern base and eye level storage units, incorporating straight edge work surface with stainless steel sink inset and mixer tap over, integrated oven and four ring hob with stainless steel and glass extractor fan over, integrated dishwasher, integrated fridge and freezer, wall mounted boiler, radiator, power points and tiled effect flooring.

COVERED ARCH
With UPVC entrance door to the side aspect giving independent access to:

STUDIO/HOME OFFICE
12'8 x 7' a cleverly converted garage, with UPVC window to the front aspect, wood effect flooring, power points and ceiling spotlights, with door to:

CLOAKROOM
With frosted UPVC window to the rear aspect. Comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, wood effect flooring.

LANDING
With UPVC window to the side aspect, recessed airing cupboard and loft access.

BATHROOM
With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with shower over and glass screen, ½ tiled walls, chrome heated towel rail, ceiling spotlights, extractor fan and tiled effect flooring.

BEDROOM
9'5 x 9' (min) 11'11 (max) a good double bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM
8'5 x 7'5 with UPVC window to the front aspect, radiator and power points.

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

EN SUITE
A clever addition to the accommodation, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and corner shower cubicle, ½ tiled walls, chrome heated towel rail, extractor fan, ceiling spotlights and tiled effect flooring.

OUTSIDE
Set along a popular roadway, the open frontage has been hard landscaped, with paved edging and granite chippings offering extended off-road parking for three vehicles. The rear gardens are enclosed by panel fencing with shaped lawns and extended patio seating and pebble borders.









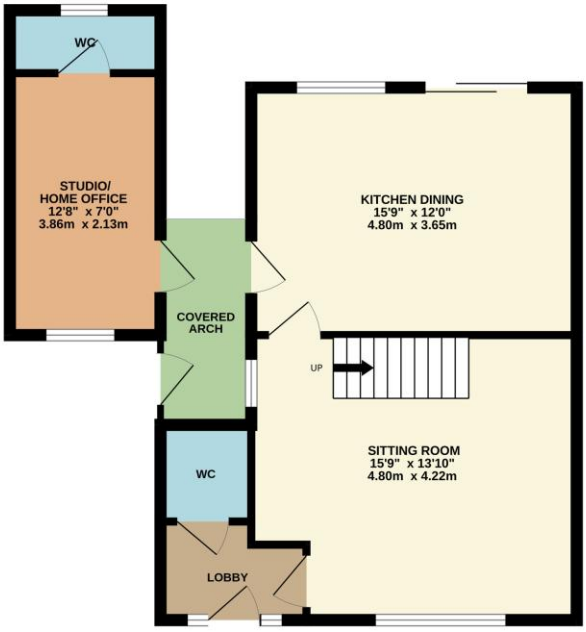








GROUND FLOOR
562 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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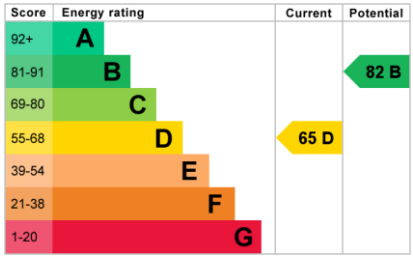

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