



RYCROFT AVENUE, DEEPING ST JAMES, PE6 8NU
£285,000 FREEHOLD

An attractive and cleverly extended semi-detached home, enjoying beautiful westerly facing landscaped rear gardens. With a modern contemporary colour palette to the ground floor centred around a generous kitchen day room with central island and bi-fold doors, utility, cloakroom and versatile home office.

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ACCOMMODATION

Set toward the end of an established cul-de-sac, you cross the attractive block paved driveway and up to the modern composite entrance door, opening through to:

ENTRANCE HALL

an attractive and modern colour palette greets you with glass balustrade stairs to the first-floor accommodation, tiled flooring and handy recessed shoe cupboard, tiled flooring, radiator and power points.

KITCHEN DAY ROOM

18'6 (max) x 20'5 a striking room the heart of the home and cleverly extended with ample natural light from the wide bi-fold doors onto the landscaped rear gardens and large lantern sky light, comprising a range of refitted modern base and eye level storage units incorporating straight edge work surface with undermounted 1 ½ sink inset and mixer taps over, large central island unit with integrated double oven and induction hob, distressed decorative timber panelling, integrated dishwasher, ceiling spot lighting, contemporary cast wood burner with hearth and tiled surround, radiator, power points, part tiled and part wood effect flooring, glazed double doors through to:

SITTING ROOM

16'1 x 12' another attractive space with a luxurious warm feel, modern panelling with recess for TV, tiled flooring, recess storage with distressed timber shelving, radiator

and power points.

UTILITY ROOM

8'3 x 8 (min) 11'11 (max) with UPVC window to the side aspect, base level storage units, roll edge work surface, bespoke coat rail, fridge freezer space, plumbing and space for washing machine, space for tumble dryer, radiator, power points and tiled flooring.

CLOAKROOM

With frosted UPVC window to the side aspect, low level WC and wash hand basin, tiled flooring and ceiling spotlights

HOME OFFICE/BEDROOM

13'2 x 8'4 a clever and great addition to the accommodation with UPVC window and UPVC French doors to the side aspect, eaves storage, modern panelled wall, radiator and power points

LANDING

With glass balustrade staircase and doors spanning out to:

BATHROOM

With dual frosted UPVC windows to the rear aspect, comprising a refitted three-piece suite, low level WC, circular sink set on bespoke vanity unit and panel bath with rain shower over, tiled splashbacks, ceiling spotlights and tiled effect flooring.

BEDROOM

11'3 (max) x 11'9 (into wardrobes) a good double bedroom with UPVC window to the rear aspect, fitted twin double wardrobes

with sliding doors, radiator, power points and wood effect flooring.

BEDROOM

10' (min) 11'9 (max) x 10'10 another double bedroom with UPVC window to the front aspect, radiator and power points.

BEDROOM

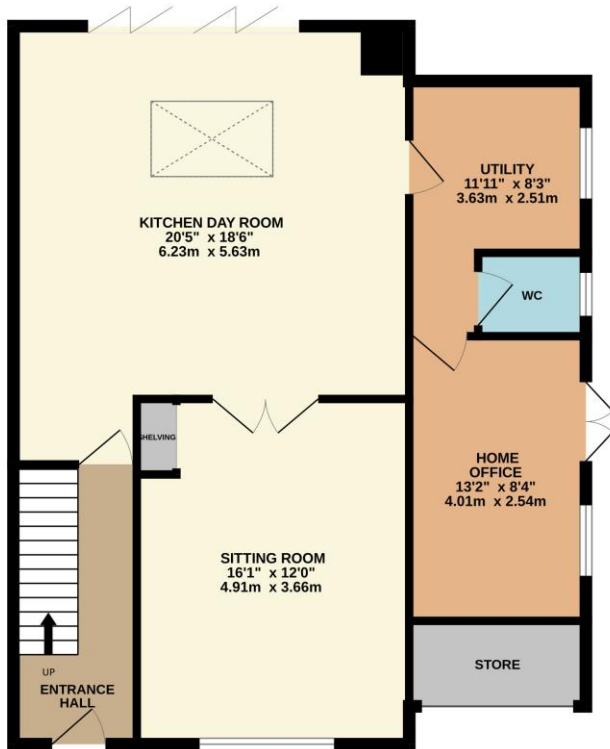
8'1 x 7'5 with UPVC window to the front aspect, built in storage cupboard, radiator and power points.

OUTSIDE

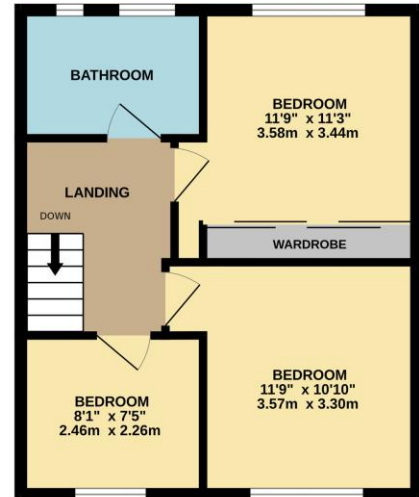
Well located toward the end of a popular and established enclave, the frontage is partially enclosed by fencing and block paved offering off road parking for at least two cars, the front or the original garage is now a handy garden store. Gated side access leads to the attractive landscaped rear gardens that enjoy a westerly facing aspect, enclosed by fencing with split level patio seating area directly off the bi-fold doors, artificial lawns and wood edged borders with attractive planting and stone chip beds second raised seating area with privacy canopy an ideal spot for a hot hub, leading to a covered outdoor kitchen area, with bespoke storage and space for the BBQ.



GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.1 sq.m.) approx.

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