



## Asking Price £260,000

Nestled within the highly sought-after residential area of Shirburn Road in Eggbuckland, this charming three-bedroom semi-detached home presents an excellent opportunity for families and buyers seeking both space and convenience. Ideally positioned within close proximity to well-regarded primary and secondary schools, as well as offering easy access to the A38 for commuting, the property combines a peaceful setting with superb connectivity. Upon entering, you are welcomed by a spacious entrance hall that leads through to a well-proportioned L-shaped lounge/diner, an ideal space for both relaxing and entertaining. The layout provides versatility, with ample room for defined living and dining areas, enhanced by natural light throughout. The property offers three comfortable bedrooms, all well-sized and suitable for family living or home working. The accommodation is completed by a family bathroom and the added convenience of a separate WC. Externally, the home truly excels, boasting generously sized gardens to both the front and rear, perfect for outdoor enjoyment, gardening, or family activities. A long private driveway provides ample off-road parking and leads to a single garage, offering additional storage or secure parking. Further benefits include gas central heating and double glazing, ensuring comfort and efficiency year-round. This delightful home offers fantastic potential and is not to be missed, early viewing is highly recommended.

Shirburn Road, Eggbuckland, PL6 5PQ

## Accommodation Comprises

### Entrance hall

Stairs rise to the first floor with understairs storage cupboard.

### L shaped lounge/diner

#### Dining area 2.51m (8`3") x 2.41m (7`11")

Dual aspect room with double glazed windows to the front and side aspects. Double radiator. Opens into the lounge.

#### Lounge 4.43m (14`6") x 2.96m (9`9")

Feature fireplace. Double glazed window to the front aspect with views over the surrounding area.

#### Kitchen 3.23m (10`7") x 2.75m (9`0")

Base and eye level storage cupboards with roll edge worktops. Inset stainless steel sink and single drainer with mixer taps. Tiled splashbacks. Plumbing for washing machine. Electric cooker point. Double glazed window to the rear aspect. Double glazed door to the rear. Wall mounted gas boiler.

#### Bedroom one 3.78m (12`5") x 2.5m (8`2")

Double glazed window to the rear aspect. Single radiator.

### First floor landing

Built in storage cupboard. Double glazed window to the side aspect.

#### Bedroom two 3.94m (12`11") x 3.33m (10`11")

Double glazed window to the front aspect with views over the surrounding area. Single radiator. Walk in airing cupboard housing the hot water tank.

#### Bedroom three 3.11m (10`2") x 2.41m (7`11")

Double glazed window to the front aspect with views over the surrounding area. Single radiator.

#### Shower room 2.39m (7`10") x 1.57m (5`2")

Walk in double shower cubicle. Wash hand basin. Heated towel rail. Obscure double glazed window.

#### Separate WC 1.57m (5`2") x 1.53m (5`0")

Low flush WC. Obscure double glazed window.

### Front garden

Laid to lawn.

### Rear garden

Immediately to the rear is a paved patio leading on to the garden which is predominately laid to lawn. Mature shrubs and plants bordering.

### Drive

Leads past the side of the property to the garage.

### Garage

Single garage with power.

### Viewing Arrangements

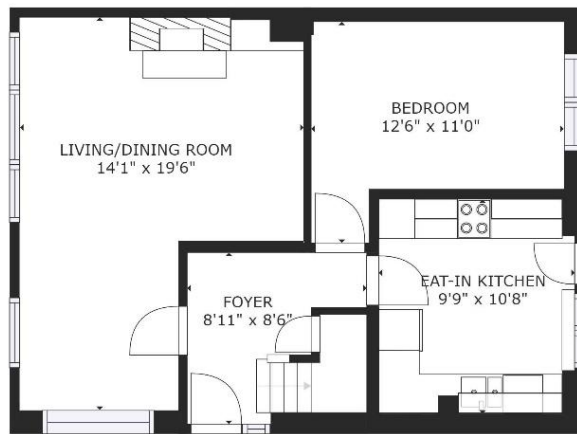
Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.



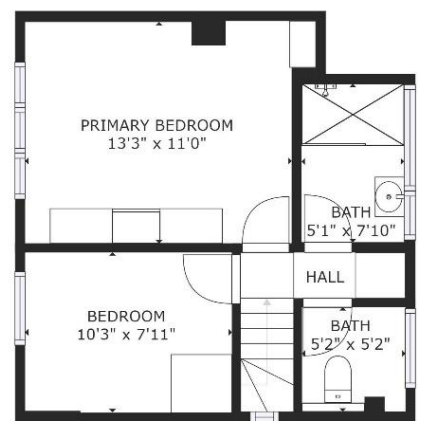




Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	81
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



FLOOR 1



FLOOR 2

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

GROSS INTERNAL AREA  
FLOOR 1: 533 sq. ft., FLOOR 2: 353 sq. ft.  
TOTAL: 886 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

