



**HARRIER WAY, MARKET DEEPING, PE6 8UT**  
**£380,000 FREEHOLD**

An attractive stone fronted detached family home, on the edge of a popular modern development, flanking green spaces to the front and side. Well-appointed throughout with an essential home office, sitting room and a long light kitchen dining room, four bedrooms, en suite and family bathroom.

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## ACCOMMODATION

Cross the extended driveway set behind cast railings and along the path up to the attractive façade, with part glazed composite entrance door opening through to:

### ENTRANCE HALL

A welcoming reception greets you with stairs to the first-floor accommodation, radiator, power points and modern flooring and understairs storage cupboard

### CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin, radiator, extractor, wood effect flooring.

### HOME OFFICE

8'4 x 8'2 an essential space to work from home, a bright room with UPVC bay window to the front aspect, radiator and power points.

### SITTING ROOM

13'10 x 9'10 another bright living space with UPVC bay window to the front aspect, radiator, power points, TV point and the new must have air conditioning unit.

### KITCHEN DINING

25'4 x 9'11 a wonderful room for the family to gather with dual UPVC windows to the rear aspect and UPVC French doors onto the rear gardens, comprising a range of modern base and eye level storage units, incorporating roll edge work surface with stainless steel 1 ¼ sink inset and mixer tap

over, integrated double oven and four ring gas hob with stainless steel extractor fan over, fridge freezer space, integrated dishwasher, ceiling spotlights, power points, radiator and ample space for a dining table.

### UTILITY

6'4 x 5'4 a handy space with part glazed UPVC door to the side aspect, base unit with roll edge work surface and stainless-steel sink inset, wall mounted boiler, plumbing and space for washing machine and tumble dryer, and power points.

### LANDING

With recessed airing cupboard and loft access, doors spanning out to:

### BATHROOM

With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin and panel bath with rain shower over, heated towel rail, extractor fan and ceiling spotlights.

### BEDROOM

8'8 x 8'8 a bright double room with UPVC window to the rear aspect, radiator, power points and air conditioning unit.

### BEDROOM

8'8 x 7'2 with UPVC window to the rear aspect, radiator and power points

### BEDROOM

12' x 8'10 a good double bedroom with UPVC window to the rear aspect with views over green spaces, radiator, power points

and air conditioning unit.

### BEDROOM

13'6 (min) 16'8 (max) x 9'10 a lovely light room with dual UPVC windows to the front aspect, fitted twin double wardrobes with hanging rails, recessed storage cupboard, radiator, power points and air conditioning unit.

### EN SUITE

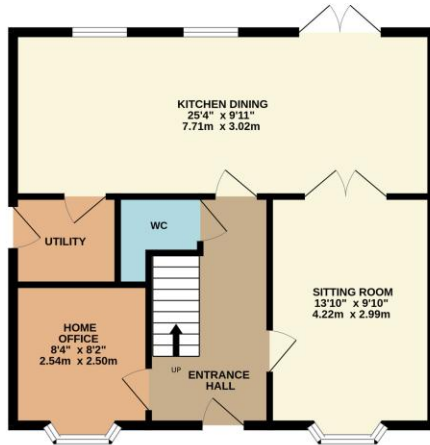
With frosted UPVC window to the front aspect, comprising a modern three-piece suite, low level WC, wash hand basin and double shower cubicle with rain shower over, heated towel rail, ceiling spotlights and extractor fan.

### OUTSIDE

Set back on the edge of the development the frontage is flanked by cast railings and open greens with extended driveway and parking for three vehicles leading to a SINGLE GARAGE with up and over door, power and light connected. Gated side access to the rear gardens which are enclosed by panel fencing, patio seating and mainly laid to lawn with further rear patio seating.



GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		94
B	(81-91)	85	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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