



MURIEL KING CLOSE HESSETT IP30 9AP

£290,000
FREEHOLD

Offered to the market chain free, this well-presented two bedroom semi-detached home is situated in the peaceful village of Hesselton. The property features a welcoming sitting room opening into the dining room, creating an ideal space for both relaxing and entertaining, alongside a modern kitchen and bright conservatory overlooking the garden. A convenient ground floor cloakroom completes the downstairs accommodation. Upstairs offers two double bedrooms and a family bathroom. Outside, the property benefits from a driveway leading to a single garage, with gated access to the enclosed rear garden, making this an ideal home for families, first-time buyers or those looking for village living.

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MURIEL KING CLOSE

- Two Double Bedrooms • Well Appointed Kitchen • Sitting Room • Gas Fired Central Heating • Enclosed Rear Garden • Groundfloor Cloakroom • Conservatory With Garden Views • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Stairs to first floor. Radiator.

Cloakroom

W.C. wash hand basin. Window to front. Radiator

Sitting Room

Fireplace. Window to front. Radiator.

Kitchen/Dining Room

Range of wall and base level units with work surfaces, inset sink unit. Integrated oven and 4 ring gas hob with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Window to rear. Double doors to conservatory.

Conservatory

French doors to garden.

Landing

Built in airing cupboard. Window to side.

Bedroom 1

Built in wardrobe, built in storage cupboards. Two windows to front. Radiator.

Bedroom 2

Built in storage cupboard. Radiator. Window to front.

Bathroom

Bath with shower over. W.C, wash hand basin. Window to rear. Radiator.

Outside

Patio area, decking area, flowerbeds, enclosed by fencing. Gate providing access.

Front Garden

Graveled front garden with path to front door.

Rear Garden

Patio area, decking area, flowerbeds, enclosed by fencing. Gate providing access.

Garage

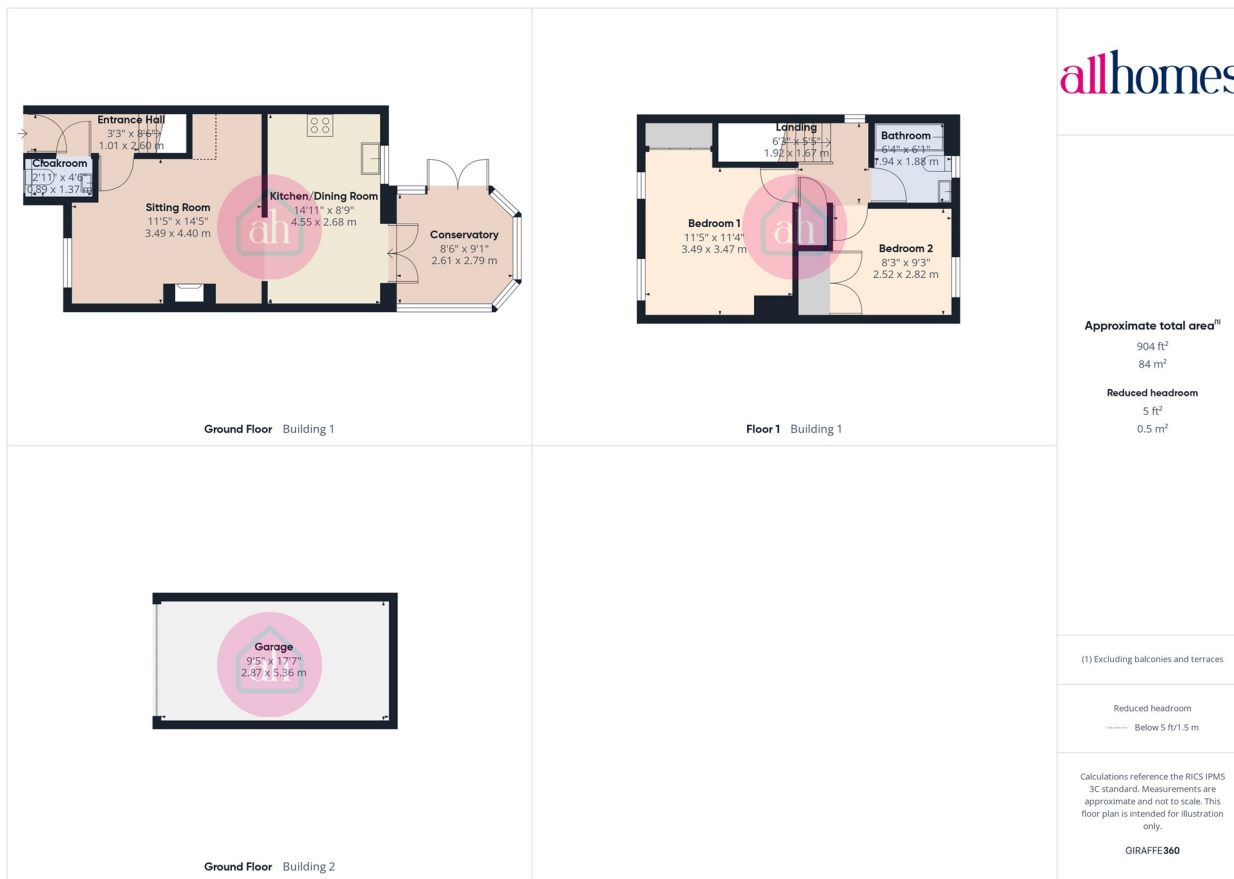
Electric door. Power connected. Courtesy door to garden.

Disclaimer

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Approximate total area⁽¹⁾
904 ft²
84 m²

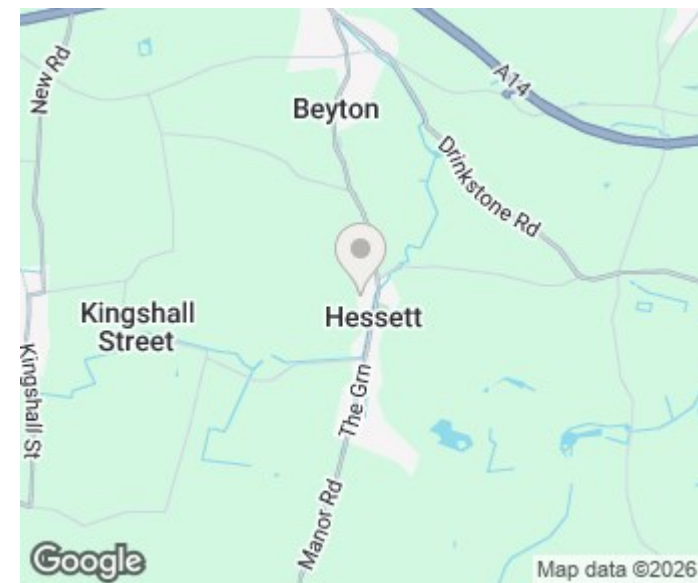
Reduced headroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

EPC Rating: Council Tax Band: B

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