



WATERTON CLOSE, DEEPING ST JAMES, PE6 8PN
£289,000 FREEHOLD

An attractive detached family home, superbly located within a small enclave, a short stroll to local amenities and primary school. Well proportioned accommodation with long sitting room with dining and bright kitchen, ground floor cloakroom and three bedrooms, driveway and garage.

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ACCOMMODATION

A fantastic position toward the end of a small cul de sac, you cross the driveway and up to the UPVC entrance door, opening through to:

ENTRANCE HALL

14'3 x 6'2 (min) 8'10 (max) a bright and generous reception greets you with side stairs to the first-floor accommodation, handy understairs storage and warm wood effect flooring.

SITTING ROOM DINING

20'6 x 10'6 a long light reception room with ample space for comfy sofas and dining, with UPVC window to the front aspect and UPVC French doors to the rear aspect, dual radiators, power points and TV point

CONSERVATORY

10'7 x 9'11 a great addition to the living space, with UPVC French doors onto the rear gardens. The seller informs us that there is an option to make the current conservatory into a warm roof garden room; set on the same footprint the materials costing £8,000 have been paid for, with an

outstanding £7,000 for installation if the purchaser would like to take on the project.

KITCHEN

13'7 x 8'11 a lovely bright kitchen with UPVC windows to the rear and side aspects and 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, cooker space with stainless steel extract fan over, plumbing and space for washing machine, plumbing and space for dishwasher, fridge freezer space, radiator, power points, tiled splashbacks and tiled flooring.

LANDING

with UPVC window to the side aspect and doors spanning out to:

BEDROOM

11'11 x 9'8 a great double bedroom with UPVC window to the front aspect, radiator and power points.

BEDROOM

13'7 x 8'3 another double bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM

7'3 x 6'10 (min) with UPVC window to the front aspect, recessed storage cupboard with wall mounted boiler, loft access, radiator and power points.

BATHROOM

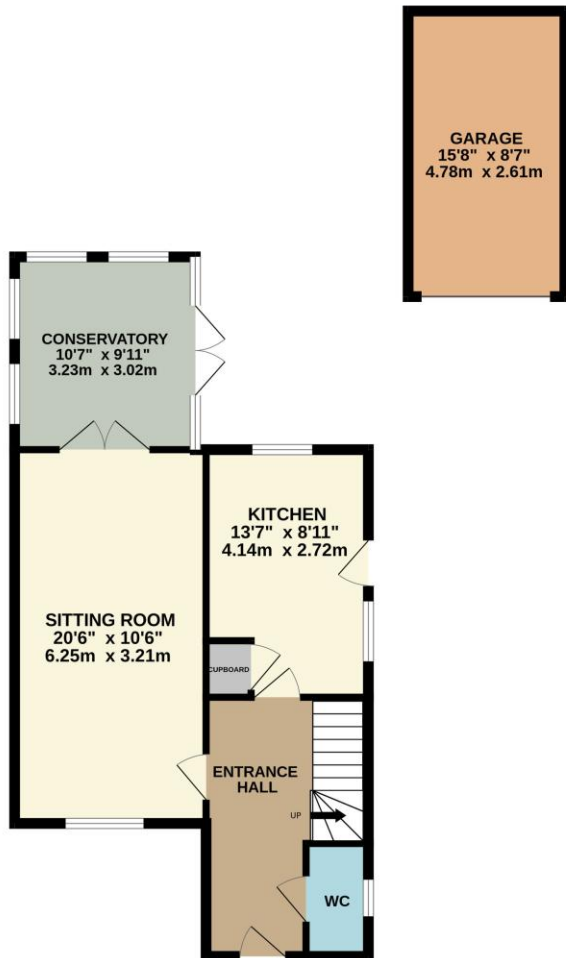
With frosted UPVC window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin and panel bath with electric shower over, with glass screen, tiled splashbacks, heated towel rail and recessed storage cupboard.

OUTSIDE

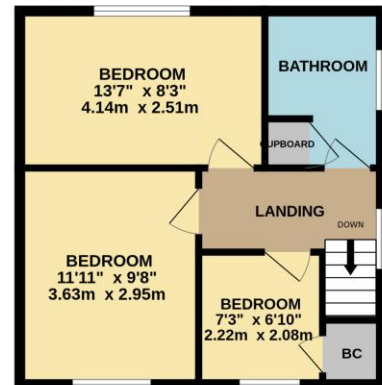
A great location, set toward the end of a small cul de sac, the frontage is open and hard landscaped with granite chippings, driveway to the side offering off road parking with timber double gates to further off-road parking leading to SINGLE GARAGE 15'8 x 8'7 recently replace roof, power and light connected. The rear gardens are enclosed by panel fencing, laid to lawn with shrub borders and patio seating area.



GROUND FLOOR
703 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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