



Knaresborough Court, Eynesbury, PE19 2SY

Guide Price £260,000 - £270,000

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# 15 Knaresborough Court, Eynesbury, PE19 2SY

## Guide price £260,000



### Entrance Via

Storm Porch with double glazed composite style door to entrance hall.

### Entrance Hall

5'6 x 3'0 (1.68m x 0.91m)

Doorway to lounge and stairs rising to first floor landing, radiator, wood finish flooring and coving to ceiling.

### Lounge

13'8 x 9'8 max (4.17m x 2.95m max)

(13'8 x 12'10 max into understairs storage 9'5 min) Double glazed window to front, radiator, 'bespoke' understairs storage, coving to ceiling and through access to kitchen/ diner.

### Kitchen/ Dining Room

12'10 x 8'3 (3.91m x 2.51m)

Re-fitted with a range of grey shaker style high and base level units with roll edged work surfaces and tiled splash backs over, stainless steel single bowl sink and drainer unit with mixer tap over, spaces for tall fridge/ freezer and washing machine, space for freestanding electric oven with chimney style extractor over, built in cupboard, wood finish flooring, radiator, double glazed window to rear and double glazed French doors opening out to the rear garden, coving to ceiling.

### First Floor Landing

Contemporary oak doors to two bedrooms and bathroom, hatch to loft space and coving to ceiling.

### Bedroom One

12'10 x 12'5 max (3.91m x 3.78m max)

Two double glazed windows to the front aspect, radiator, built in double wardrobe with mirror fronted full height sliding doors, coving to ceiling and over stairs recess (incorporating an additional built in double wardrobe over the stairwell).

### Bedroom Two

9'8 x 6'2 (2.95m x 1.88m)

Double glazed window to rear, radiator and coving to ceiling.

### Bathroom

6'4 x 5'6 (1.93m x 1.68m)

Re-fitted white suite comprising of a close coupled WC, inset vanity wash hand basin with mixer tap over and cupboard under, panel bath with mixer tap and separate shower over and glass shower screen, tiling to splash back areas, double glazed frosted window to rear, radiator, wood finish flooring and shaver point..

### Rear Garden

Enclosed by timber panel fencing and measuring approximately 36' in length and laid to lawn with an extensive patio and additional timber decking area set to the rear of the garden, timber garden shed, outside tap and gated access to side (leading out to the allocated parking area)

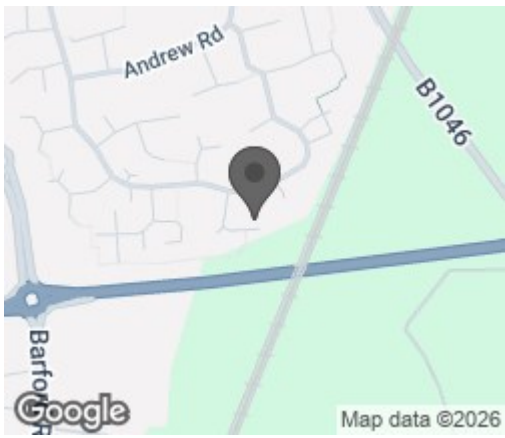
### Front Garden

Open plan front garden laid to lawn with pathway to front entrance.

### Parking

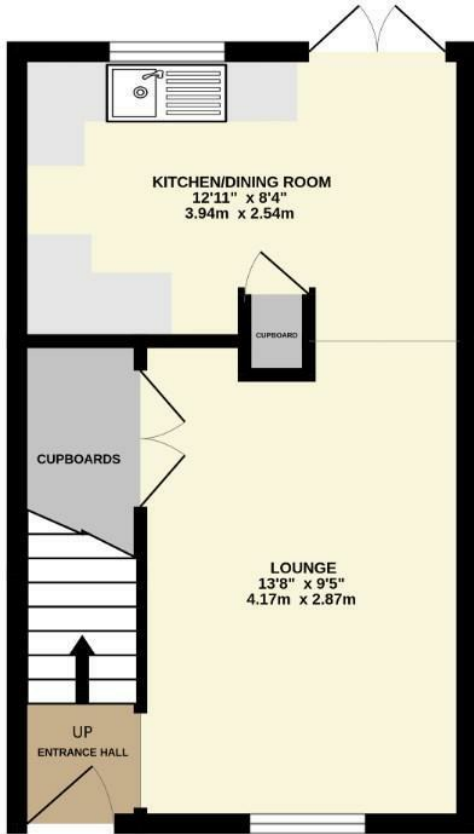
There is an allocated parking space located in the parking area to the side of the rear garden and accessed via a shared driveway.



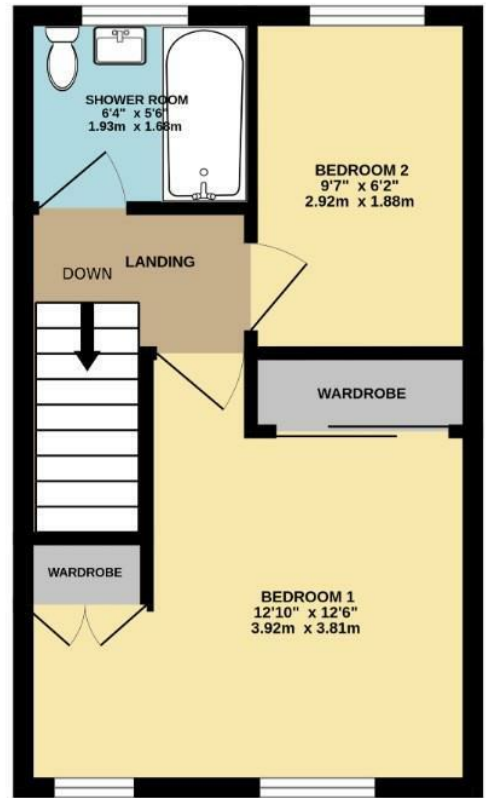


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 88                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      |                         |
| (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 |

GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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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