



**TOWNING CLOSE, DEEPING ST JAMES, PE6 8HR**  
**£379,995 FREEHOLD**

Prominently sat on this generous corner plot position lies this extremely versatile home with four reception rooms but still providing an effortless open plan feel to the home, a generous frontage provides ample vehicular parking leading to the garage, with four bedrooms and two bathrooms to the first floor. All offered within half a mile of local primary and senior schools

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## ACCOMMODATION

Across the extended block paved driveway providing road parking for numerous vehicles, under the canopy storm porch and UPVC entrance door to;

### ENTRANCE HALL

A welcoming space with stairs to the first-floor accommodation, power point

### SITTING ROOM

**14'7 x 12'1 opening to 24'9** a light filled space with UPVC window to front aspect, TV point, power points, radiator, cast iron wood burner inset, opening to;

### DINING AREA

**11'9 x 8'11** with UPVC French Doors opening out to the rear aspect, power points, radiator

### HOME OFFICE

**11'7 x 8'3** a great space for the designated home worker with UPVC overlooking the front aspect, power points, radiator

### KITCHEN BREAKFAST ROOM

**15'1 x 10'3 opening to 19'5** a great space with a sense of openness linking and opening through to the family room, with a range of base and eye level storage units with straight edge work surface and attractive splash back, integrated gas hob with extractor hood over, integrated eye level electric oven, space for dishwasher, sink unit with mixer tap over, power points, built in under stairs storage cupboard providing additional storage, radiator,

opening through to;

### FAMILY ROOM

**14'2 x 8'5** a great addition to the home with vaulted ceiling and triple Velux windows to the rear and UPVC windows overlooking the rear garden aspect, power points, radiator, UPVC door to garden

### UTILITY ROOM

**10'3 x 6'9** with UPVC door to the rear aspect, space for fridge/freezer, space for washing machine, door to garage, radiator

### CLOAKROOM

With frosted UPVC window to the rear aspect, fitted with two-piece suite, low level WC and wash hand basin, extractor fan

### LANDING

With UPVC window to side aspect, airing cupboard housing hot water tank, two built in double storage cupboards, power points

### BEDROOM ONE

**15'7 x 11'9** with UPVC window to front aspect, two built in double wardrobes with hanging space and shelving, TV point, power points, radiator

### EN-SUITE

A modern suite three-piece suite with low level WC, wash hand basin, walk in shower cubicle with power shower above, heated towel rail

### BEDROOM TWO

**10'3 x 8'** with UPVC window to rear aspect, TV point, power points, radiator

### BEDROOM THREE

**9'6 x 8'6** with UPVC window to front aspect, TV points, power points, radiator

### BEDROOM FOUR

**9'6 x 6'5** with UPVC window to front aspect, radiator, power points, fitted storage cupboard

### FAMILY BATHROOM

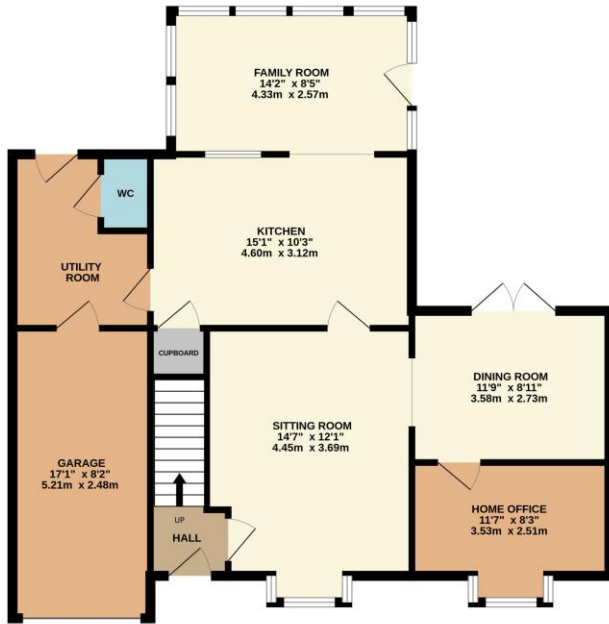
With frosted UPVC window to rear aspect, comprising a three-piece suite with low level WC, wash hand basin, panelled bath with mixer tap and electric shower over, full height wall tiling, heated towel rail

### OUTSIDE

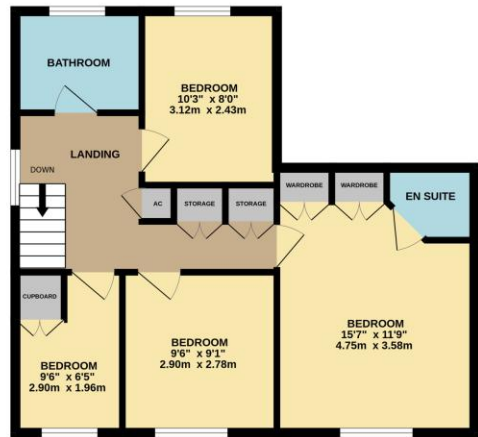
An open plan frontage set on a corner plot with a generous sized block paved and gravel driveway providing parking for several vehicles and leading to the single garage 17'1 x 8'2 with power and light connected, shaped laurel hedging flanks the right-hand front boundary. The rear garden is enclosed by timber panelled fencing to side and rear aspect, shaped lawn area with a variety of planted shrub and flower beds, decking area provides a pleasant seating area, timber garden shed, log store. The property also benefits from solar panels which are owned outright and transferred to the new owners on completion.



GROUND FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1486 sq.ft. (138.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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