



BEECH CLOSE, MARKET DEEPING, PE6 8LL

£295,000 FREEHOLD

An attractive detached bungalow, superbly located within a popular cul de sac close to local amenities including shop and doctors surgery, with John Eve Park at the end of the road. Three bedrooms, bright sitting room and kitchen, enjoying pleasant westerly facing rear gardens, sold with no chain

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Set toward the end of an attractive enclave, close to local amenities and John Eve Park, you cross the gravel driveway and under the arched canopy porch with part glazed UPVC entrance door opening through to:

ENTRANCE HALL

A welcoming reception greets you, with recessed airing cupboard, loft access, radiator and power points.

BEDROOM

12'6 x 10'11 a good double bedroom with UPVC bow window to the front aspect, built in bedroom furniture including double and single wardrobes, radiator, power points and wood effect flooring.

BEDROOM

12'5 x 8'1 another good-sized bedroom with UPVC window to the rear aspect, radiator, power points and wood effect flooring.

BEDROOM

9'6 x 7' with UPVC window to the rear aspect, radiator and power points.

SHOWER ROOM

With frosted UPVC window to the front aspect, comprising a modern three-piece suite, low level WC, wash hand basin and corner shower cubicle with

shower over, fully tiled walls, tiled flooring and heated towel rail.

SITTING ROOM

16'7 x 11'7 a bright reception room with UPVC French doors opening onto the westerly facing rear gardens, fireplace with electric fire inset, radiator, power points and TV point.

KITCHEN

13' x 11'6 (max) 9'1 (min) another bright room with UPVC window to the front aspect and stable door to the side, comprising a range of base and eye level storage units, incorporating roll edge work surface with sink inset and mixer tap over, integrated double oven and four ring hob, plumbing and space for washing machine, wall mounted boiler, integrated fridge freezer, radiator, power points and tiled flooring.

OUTSIDE

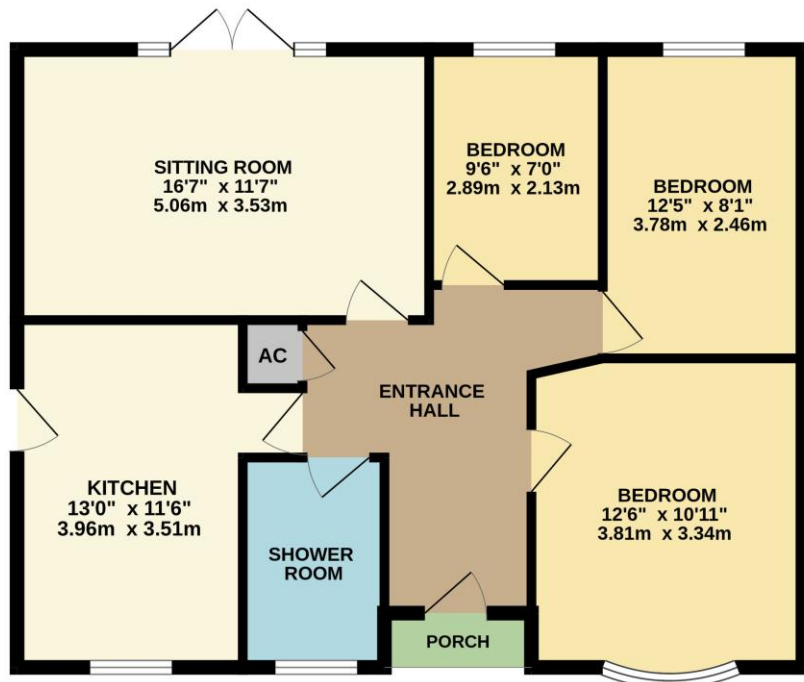
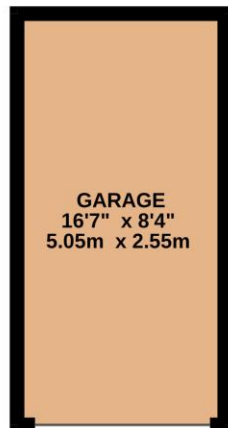
A wonderful position, set toward the end of a popular cul de sac, close to local amenities including shops and doctors' surgery, with John Eve Park on the doorstep. The frontage is partially enclosed by mature hedging and laid to lawn with gravel driveway offering off road parking for two vehicles and leading to a SINGLE GARAGE 16'7 x 8'4 with up and over door, power and

light connected. Side gated access to the rear gardens which enjoy a westerly facing aspect, enclosed by panel fencing and laid to lawn with patio seating area and wide gravel beds, with space for timber shed and shrub borders.



GROUND FLOOR

916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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